

Report to	Cabinet	Item
Date	12 June 2019	
Report of	Head of neighbourhood housing	11
Subject	The award of an amended contract value for external masonry repointing works for housing properties 2019-2020	

KEY DECISION

Purpose

To seek approval to award an amended contract value for external repointing and masonry repairs works for housing properties 2019-2020.

Recommendation

To award an amended contract value for external repointing and masonry repairs works for housing properties 2019-2020

Corporate and service priorities

The report helps to meet the corporate priority great neighbourhoods, housing and environment

Financial implications

The financial consequences of this report is the award of an order for re-pointing and masonry repairs to the value of £700,000.00 for 2019-20 which will be met from approved budgetary provision.

Orders placed will not exceed the approved budgets included within the Housing Revenue Account for 2019/20.

Ward/s: All Wards

Cabinet member: Councillor Harris – Deputy Leader and Social Housing

Contact officers

Lee Robson, head of neighbourhood housing	01603 212939
John Hodson, Housing Operations Manager NPSN	01603 227911

Background documents

None

Report

Re-pointing and Masonry repairs

1. Many of the council's older houses are constructed in masonry brickwork with soft mortar joints. This is worn away with time, and the exposure of the brick joints will cause the bricks to degenerate to a point where it could cause larger scale structural problems, together with a potential for water ingress to the property.
2. To mitigate this the Council has in recent years had a programme of masonry repointing so that the houses most in need are attended to each year. Re-pointing maintains the integrity of the brickwork; improves the overall appearance of the property and helps to prevent dampness by stopping water ingress through the joints.
3. In September 2017, Cabinet approved the award of a two-year framework programme for the renewal of masonry pointing and brickwork repairs to Roalco Ltd via the Eastern Procurement Ltd (EPL) framework for property improvements.
4. Eastern Procurement Ltd (EPL) advised in September 2017 that better value was more likely to be obtained if a longer duration contract was offered to the framework contractors due to their need to lease premises in the city, giving more secure employment to attract, maintain and train new and existing staff and potential savings from higher volume orders with suppliers for materials.
5. In previous financial years the Council has on average programmed and completed some 160-170 properties per year, at an average cost of £4,100.00 per property. Some 1100 properties have been completed to date, and there is an indicative programme of works lasting up to 2030.
6. Cabinet at its meeting of 13 September 2017, delegated approval for works in 2019/20 totalling £319,948.90. However due to some reduced costs, savings on other capital work streams, and the need to complete the identified programme by 2030 a request to increase spending by an additional £380,051.10, taking it up to its full budget allocation of £700,000.00 for this financial year 2019-20 is requested.
7. This request is to allocate an additional £380,051.60 to bring the total award up to the approved budget of £700,000.00 for 2019-20.

Integrated impact assessment



NORWICH
City Council

The IIA should assess **the impact of the recommendation** being made by the report

Detailed guidance to help with completing the assessment can be found [here](#). Delete this row after completion

Report author to complete

Committee:	Cabinet
Committee date:	June 2019
Head of service:	Lee Robson
Report subject:	The award of an amended contract value for external Masonry repointing works for housing properties 2019-2020
Date assessed:	
Description:	To seek approval to award an amended contract value for external repointing and masonry repairs works for housing properties 2019-2020

	Impact			
Economic (please add an 'x' as appropriate)	Neutral	Positive	Negative	Comments
Finance (value for money)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The longer term framework agreement made in 2017 has produced Longer term savings over the length of the term.
Other departments and services e.g. office facilities, customer contact	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
ICT services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Economic development	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Financial inclusion	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Social (please add an 'x' as appropriate)	Neutral	Positive	Negative	Comments
Safeguarding children and adults	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<u>S17 crime and disorder act 1998</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Human Rights Act 1998	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Health and well being	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Equality and diversity (please add an 'x' as appropriate)	Neutral	Positive	Negative	Comments
Relations between groups (cohesion)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

	Impact			
Eliminating discrimination & harassment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Advancing equality of opportunity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Environmental (please add an 'x' as appropriate)	Neutral	Positive	Negative	Comments
Transportation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Natural and built environment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Re-pointing helps to maintain the council's housing stock
Waste minimisation & resource use	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Suppliers appointed to the framework recycle the vast majority of waste material
Pollution	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Sustainable procurement	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Energy and climate change	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(Please add an 'x' as appropriate)	Neutral	Positive	Negative	Comments

	Impact			
Risk management	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>1. Risk of challenge from unsuccessful suppliers:</p> <p>The tender has followed a restricted process carried out by EPL with input from officers in terms of evaluation etc, with award criteria being based on the most economically advantageous tender, but there is always a risk of challenge from unsuccessful suppliers.</p> <p>2. Risk of supplier failure:</p> <p>There is a risk that the appointed supplier could fail during the life of the contract. This is low risk as a number of suppliers have been appointed to the framework providing some cover should a supplier fail. In addition the Council is not investing in the supplier and so the risk is one of service continuity rather than financial, which is further mitigated by the fact that this contract is planned in nature.</p>

Recommendations from impact assessment

Positive

Negative

Neutral

Issues