

Report to Cabinet
11 September 2019
Report of Director of neighbourhoods
Subject Award of a contract for re-pointing works to housing stock

Item

13

KEY DECISION

Purpose

To seek approval to award a contract for re-pointing works to the council's housing stock.

Recommendation

To award a contract for re-pointing works to the housing stock to Aspect Group Services Ltd for the period 2 August 2019 to 31 March 2020.

Corporate and service priorities

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

Financial implications

The financial consequences of this report are the award of orders for re-pointing works to housing stock to a value of £320,000.00 for the rest of the financial year 2019/20.

An initial £180,000 spend within the current framework has already been given approval by the head of service under the scheme of delegation to ensure continued service delivery.

Orders placed will not exceed the approved budget included within the Housing Revenue Account capital programme for 2019-20.

Ward/s: All Wards

Cabinet member: Councillor Harris - Deputy leader and social housing

Contact officers

John Hodson (Housing & Operations Manager) NPS 01603 227911
Norwich Ltd

Lee Robson Head of Neighbourhood Housing 01603 212445

Background documents

None

Report

Introduction

1. Many of the council's older council houses are constructed in brickwork with soft mortar joints. This is worn away with time and needs replacing in order to prolong the life of the property. Re-pointing maintains the integrity of the brickwork and helps to prevent dampness by stopping water ingress through the joints.
2. The council has a programme of properties to be re-pointed each year ensuring that the houses most in need are attended to in priority order.
3. In September 2017, cabinet approved the award of a two and a half year programme for re-pointing works to Roalco Ltd via the Eastern Procurement Ltd (EPL) framework for property improvements. For 2019/20 an additional award was approved taking this year's works to £700,000.00
4. The current supplier, Roalco Ltd, has recently gone into administration and can no longer fulfil the remainder of their contract.
5. To enable the remainder of these works to be carried out without undue delay the Eastern Procurement Ltd (EPL) framework was used to identify if a suitable alternative supplier could be sourced. This identified that there was one supplier who had the capability and capacity to carry out most of the outstanding works in 2019/20. The EPL framework is compliant with EU and Public Contract Regulations and therefore could be used to meet the timescales for delivery and nature of the work required.

Contract

6. The contract is for an alternative supplier to carry out re-pointing works for the remainder of 2019/20 financial year.

Procurement process

7. Following the originally contracted supplier falling into administration and therefore not being able to complete their contract, a new contract is required from the 2 August 2019 to enable outstanding works to be carried out up to 31 March 2020 for re-pointing works.
8. The EPL framework allows a direct award to a supplier. The choice of Aspect Group Services Ltd will enable a continuity of service as they are the sub-contractor for the previous contractor and already geared up to carry out the required works without any delay and they will still be able to offer value for money services within their framework prices.
9. This supplier can also better the currently charged rates and offer a 3% reduction. This is due to the fact they were not being paid the full Roalco Ltd rates and therefore are able to offer a cost reduction in this area.

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 the completion of the assessment can be found [here](#). Delete this row after completion

Report author to complete

Committee:	Cabinet
Committee date:	11 September 2019
Director / Head of service	Bob Cronk
Report subject:	To award a contract for re-pointing works to housing stock
Date assessed:	27 August 2019

	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"/>	To ensure the best value for money is obtained from the available supplier.
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"/>	

	Impact			
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"/>	
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 works to housing stock 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>1. Risk of challenge from unsuccessful suppliers:</p> <p>Any tenders and frameworks will have followed a restricted process carried out by Eastern Procurement Ltd, with award criteria being based on the most economically advantageous tender, there is no risk of challenge from unsuccessful suppliers at this stage.</p> <p>2. Risk of supplier failure:</p> <p>There is a risk that the appointed suppliers could fail during the life of the contract (as is currently the case). This is still a low risk as a number of suppliers are still on the available framework to provide some cover as required. In addition the Council is not investing in the supplier and so the risk is one of service continuity rather than financial.</p> <p>A new framework will soon become available to enable us to consider our requirements for our future years requirements.</p>

Recommendations from impact assessment
Positive
Negative

Neutral
Issues