

14 April 2021

Report of Interim director of people and neighbourhoods

Subject The award of contract for replacement of the district heating plant, buried underground network pipework and internal dwelling heating systems at Alnwick Court sheltered housing scheme.

13

KEY DECISION

Purpose

To consider delegating authority to award a contract for the replacement of the district heating plant, buried underground network pipework and internal dwelling heating systems at Alnwick Court sheltered housing scheme.

Recommendation

To delegate approval to the Interim director of people and neighbourhoods in consultation with the Portfolio Holder for social housing to award the contract for the replacement of the district heating plant, buried underground network pipework and internal dwelling heating systems at Alnwick Court sheltered housing scheme at an estimated value of £450,000. The final award value will be within existing allocated budget.

Corporate and service priorities

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

Financial implications

The costs arising from this decision will be met from the approved budgetary provision within the HRA capital programme for 2021/22. The budget estimate for the works is £450,000.

Ward/s: Bowthorpe

Cabinet member: Councillor Harris - Deputy leader and social housing

Contact officers

Lee Robson, Head of neighbourhood housing 01603 989545

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Norwich

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NPS Norwich

Background documents

None

Report

1. Alnwick Court, Lisle Road, Norwich, NR5 9LD is a sheltered housing scheme consisting of 40 one-bedroom bungalows and a community room for the use of the residents.
2. The existing boiler plant room is as installed when the scheme was constructed in 1986. A complete heating upgrade is required due to age and maintenance as parts are now discontinued. Utility costs have escalated, and modern mechanical plant is much more efficient.
3. The existing buried network pipework which distributes the heating to the dwellings and the internal pipework, radiators and hot water storage units within the bungalows are in need of replacement.
4. The works propose the replacement of the existing gas boilers with a more efficient and carbon reducing system. Air source heat pumps, condensing gas boilers and solar thermal panels will provide heating for the scheme. A mechanical ventilation and heat recovery system, which will serve to remove waste heat from the boiler room, this will supplement the heating of the community centre.
5. The exact specification is currently being prepared. The district heating will be 80-90% powered by a renewable air source heating system with the gas boiler back up to ensure the system can cope with the coldest conditions. Additionally mechanical heat recovery from the plant room will be used to supplement the heating of the community rooms and there will also be a Solar thermal element to the project.
6. The works also propose replacement of the underground heating distribution pipework which will reduce the heat loss below ground.
7. The new radiators will provide a low surface temperature system to heat the dwellings more effectively and the controls system will provide continuous heating rather than on/off control. Existing pipework insulation will be replaced throughout the scheme with ultra-efficient phenolic insulation.
8. The distribution pipework will have a different footprint to improve efficiency, control and reduce impact during installation to the residents.
9. An open tender opportunity will be advertised on the council's e-procurement portal (In-Tend) and Contracts Finder by the end of April.
10. The winning supplier shall be that which shows best value for money and meets the quality criteria that will be specified in the tender. The evaluation shall be weighted with 60% price and 40% quality.
11. The winning supplier will be required to confirm they can deliver the scheme during the required project timescale. It is anticipated that works will commence within two months of award approval and will take approximately six to eight months to complete.

12. As stated in point two of this report, the age of the current plant necessitates an upgrade to prevent an unplanned system failure. Furthermore, the works will benefit from taking place during the warmer summer/autumn months of 2021. The improvements can take place whilst the existing system remains operational with a backup system in place.
13. Approval to delegate the award is sought as the procurement timetable does not allow for a report be brought to cabinet identifying the winning supplier and the works to be delivered in the timeframe required. Therefore, cabinet is requested to delegate the decision to the Interim director of people and neighbourhoods in consultation with the Deputy leader and Cabinet member for social housing.
14. The decision to award the contract will be published as a Key Decision and therefore members will have the opportunity to review this decision.

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:	14 April 2021
Director / Head of service	Lee Robson
Report subject:	Alnwick Court Sheltered Housing – Communal heating upgrading
Date assessed:	24/03/21

	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"/>	Open tendering will ensure that best value is achieved.
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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The new equipment will be more efficient resulting in lower energy bills for residents
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"/>	Reduction in carbon emissions
Waste minimisation & resource use	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The new equipment will consume less energy than that being replaced.
(Please add an 'x' as appropriate)	Neutral	Positive	Negative	Comments

	Impact			
Risk management	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	There is a low risk that the appointed supplier could fail during the life of the contract. There is little risk to the council as it is not investing in the supplier. The risk is one of service continuity rather than financial which is further mitigated by the fact that the contract is planned in nature.

Recommendations from impact assessment	
Positive	
	The works will help to reduce fuel poverty and reduce consumption of energy from fossil fuels.
Negative	
Neutral	
Issues	