

Meeting of:	<b>Cabinet</b>
Date of Meeting:	<b>Monday, 24 February 2020</b>
Relevant Scrutiny Committee:	Homes and Safe Communities
Report Title:	Housing Airey Properties Refurbishment Scheme
Purpose of Report:	To advise Cabinet of the proposed contract award arrangements for the Housing Airey Properties Refurbishment Scheme
Report Owner:	Cabinet Member for Housing and Building Services
Responsible Officer:	Miles Punter - Director of Environment and Housing Services
Elected Member and Officer Consultation:	Officers Consulted- Housing Accountant Procurement Officer
Policy Framework:	This is a matter for Executive decision by Cabinet
<p>Executive Summary:</p> <ul style="list-style-type: none"> <li>This report brings to the attention of Cabinet the request for approval to award the Housing Airey Properties Refurbishment Scheme to the most advantageous tender bid. The details of which are provided in the Part Two report tabled later on this agenda.</li> </ul>	

## **Recommendations**

1. That Cabinet notes the contents of the report, with a view to taking decisions on the award of the contract detailed within the Part II report later on this agenda.

## **Reasons for Recommendations**

1. To advise of the current position with this particular improvement work contract.

### **1. Background**

- 1.1 Prior to delivery of the WHQS Major Investment Programme, the Council's Housing stock included a number of different non-traditionally constructed properties e.g. Hawksley, Prefab, Wimpey No-fines, Cornish, Gregory, and Airey properties.
- 1.2 These properties had been declared unsatisfactory (with the exception of Wimpey No-fines) and identified for major refurbishment as they did not meet the Welsh Housing Quality Standard (WHQS) e.g. not meeting reasonable levels of energy efficiency to achieve SAP 65.
- 1.3 During the delivery of the WHQS major improvement programme, different methods of refurbishment works were undertaken on these non-traditional properties e.g. the Hawksley bungalows have been demolished and rebuilt with brick and block, Cornish properties have had the defective concrete panels and posts to the external walls replaced in brick and block with insulated cavities. Additionally, improved levels of insulation have been installed within the first floor roof structure. Prefab properties have had external wall insulation (EWI) installed to improve the thermal capacity of the external walls.

### **2. Key Issues for Consideration**

- 2.1 At the end of the WHQS improvement programme a small number of Airey type properties were classified as acceptable fails (due to time and cost of remedy) and were identified for major refurbishment using more traditional methods of construction, during the WHQS maintenance phase.
- 2.2 There are four Airey type properties located at Castle Green, St Georges Super-Ely, one of which has been a long-term void due to its poor condition. As a result, these four properties have been identified first for partial demolition and rebuild.
- 2.3 The Housing Development & Investment Team has developed the tender package and listed the work through Sell2Wales seeking to appoint the contractor offering best value for money. The 'Invitation to Tender' (ITT) sought a single contractor to deliver the scheme. The successful contractor being appointed following a two-stage assessment, with stage one being a Pre-

Qualification Questionnaire (PQQ) and the second stage being assessed on cost with the contract being awarded on 'Value for Money' (Price and Quality).

- 2.4** An invitation to tender was published on Sell2Wales with a closing date of 24th October, 2019. Two tenders were received from:

Thomas CMS Holdings Ltd.  
W T Building Group.

- 2.5** Both contractors passed the prequalification questionnaire process; all scoring above 87. Both contractors were then assessed on stage two of the process, scores were based on 60% for price and 40% for quality.

- 2.6** Details of the tender outcomes are set out in the Part II report.

### **3. How do proposals evidence the Five Ways of Working and contribute to our Well-being Objectives?**

- 3.1** Looking to the long term - As a result of the major refurbishment of the 4 Airey type properties in Castle Green it will contribute improving the housing stock by providing energy efficient homes for our tenants and residents for future years.
- 3.2** Taking an integrated approach - The procurement of the Housing Airey Properties Refurbishment Scheme was undertaken via consultation with our Tenants Quality Design Forum (QDF).
- 3.3** Involving the population in decisions - During the procurement of the Housing Airey Properties Refurbishment Scheme a representative of the Housing Quality Design Forum was kept abreast of the tender process and at interview stage were able to question the potential winning contractor about issues that are important to tenants and Leaseholders when contractors working in and around their homes.
- 3.4** Understanding the root causes of issues and preventing them - As a result of contracting a competent principal contractor and sub-contractors to undertake this refurbishment scheme this should minimise the risk of poor workmanship, latent defects and ensure quality properties within on our housing stock to last into the future.
- 3.5** This proposal will meet:  
Well-being Outcome 1: An inclusive and safe Vale  
Objective 2: Providing decent homes and safe communities  
Action: Increase the number of sustainable, affordable homes. (2019/20)

## **4. Resources and Legal Considerations**

### **Financial**

- 4.1** Full financial details will be addressed in the Part II Report included later on the agenda.

### **Employment**

- 4.2** There are no employment issues arising from this report.

### **Legal (Including Equalities)**

- 4.3** There are no legal issues directly linked to this report, however if Cabinet resolves to award the contract having considered the linked Part II report later on the agenda, authority will be sought for the Monitoring Officer/ Head of Legal and Democratic Services to draft and execute the contract on behalf of the Council . All works will be carried out in accordance with Building Regulations, the Construction Design and Management Regulation 2015 and the Party Wall Act 1996.
- 4.4** In terms of equalities, there will be limited training opportunities offered as part of the scheme and the successful tenderer will have to demonstrate employment policies commensurate with the Council's principles on equality.

## **5. Background Papers**

None.