

Meeting of:	Cabinet
Date of Meeting:	Monday, 19 July 2021
Relevant Scrutiny Committee:	Homes and Safe Communities
Report Title:	Longmeadow Court Sheltered Housing Scheme External Refurbishment Project 2021-22
Purpose of Report:	To request Cabinet approval for delegated authority to accept the most advantageous tender and execute the contract for the Longmeadow Court Sheltered Housing Scheme External Refurbishment Project 2021-22
Report Owner:	Cabinet Member for Housing and Building Services
Responsible Officer:	Miles Punter – Director of Environment and Housing
Elected Member and Officer Consultation:	Elected Members consulted - Cllr M. Wilkinson, Cllr A. Parker, Cllr T. Jarvie & Cllr G. Cox Officers consulted - Rachel Williams - Housing Accountant Rosalie Malcolm - Procurement Officer Mike Ingram - Head of Housing and Building Services Andrew Treweek - Operational Manager
Policy Framework:	This is a matter for executive decision by Cabinet
<p>Executive Summary:</p> <ul style="list-style-type: none"> The Part II report associated with this report brings to the attention of Cabinet the outcome of the tender process and the request for delegated authority to accept the most advantageous tender bid and to execute the contract for delivery of the Longmeadow Court Sheltered Housing Scheme External Refurbishment Project 2021-22. 	

Recommendation

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.

Reason for Recommendation

1. To advise of the current position with this particular Welsh Housing Quality Standard (WHQS) maintenance contract.

1. Background

- 1.1 Between 2012 and 2018, the Council delivered a Major Improvement Programme to bring its housing stock condition in line with the WHQS.
- 1.2 During this time a range of homes within the Council's housing stock received internal and/or external improvement works to ensure they complied with the WHQS requirements.
- 1.3 Following confirmation of the Council achieving the WHQS in 2018 the authority has now moved into the maintenance phase of WHQS. As a result there are a number of components that will continue to deteriorate and age and will need replacing to maintain the Welsh Housing Quality Standard, some of which had been identified for replacement/refurbishment during 2020/21 and due to the Covid-19 pandemic and lockdown are now being delivered in 2021/22.
- 1.4 There are a range of WHQS external maintenance works which have been identified on tenanted properties and this includes the installation of external wall insulation (EWI) as a preferred solution to help improve the properties thermal efficiency and eradicate building defects which promote condensation or damp.

2. Key Issues for Consideration

- 2.1 The Housing Development and Investment Team has identified a package of works at the Longmeadow Sheltered Housing Scheme, which consists of the installation of new roof coverings, new fascias, soffits & Rainwater Goods (RWGs), new uPVC windows and doors, installation of external wall insulation (EWI), replacement of wall ties and removal of cavity wall insulation including the construction of a new porch.
- 2.2 There are no leasehold properties found within the Longmeadow Sheltered Housing Scheme, which means the Section 20 Leasehold tender process does not have to be followed.

- 2.3 The Housing Development & Investment Team tendered the work through Sell2Wales seeking to appoint the contractor offering best value for money. The 'Invitation to Tender' (ITT) sought a single principal contractor to deliver the scheme. The successful contractor will be appointed following a two-stage assessment, with stage one being a Pre-Qualification Questionnaire (PQQ) and the second stage being awarded on 'Value for Money' (Price and Quality).
- 2.4 An invitation to tender was published on Sell2Wales with a closing date of 15th April 2021. There were eighteen expressions of interest with four tenders being received at the closing date.
- 2.5 Three of the four contractors passed the PQQ process: all scoring above 87. Three contractors were then assessed on stage two of the process, where scores were based on 60% for price and 40% for quality.
- 2.6 Details of the tender outcomes are set out in the part two 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 installation of external wall insulation (EWI), replacement of the roof, windows, soffits, facias and Rainwater Goods (RWGs) on Longmeadow Court Sheltered Housing Scheme it will maintain the life and quality of our property as well as providing energy efficient homes for our tenants for future years.
- 3.2 **Taking an integrated approach** – The development and procurement of the Longmeadow Court Sheltered Housing Scheme External Refurbishment Project 2021-22 was undertaken via consultation with the sheltered scheme tenants and our Tenants Quality Design Forum.
- 3.3 **Involving the population in decisions** - During the procurement of the Longmeadow Court Sheltered Housing Scheme External Refurbishment Project 2021-22 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 contractors about issues that are important to tenants when contractors work within or outside their homes.
- 3.4 **Working in a collaborative way** - Our tenants are a key consideration in how we undertake building and environmental improvements and the quality of those improvements. Tenants will be fully engaged on any work programmes and would be introduced to any contractors used so that strong working partnerships and trust can be formed.
- 3.5 **Understanding the root causes of issues and preventing them** - As a result of contracting a competent principal contractor and sub-contractors to install the external wall insulation and roofing systems this should minimise the risk of poor

workmanship, latent defects and ensure a quality product is installed on our Longmeadow Court Sheltered Housing Scheme to last the duration of each products guarantee.

3.6 This proposal will meet:

Objective 1: TO WORK WITH AND FOR OUR COMMUNITIES

Corporate Plan Commitment: 2. Work innovatively, using technology, resources and our assets to transform our services so they are sustainable for the future.

4. Resources and Legal Considerations

Financial

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

Employment

- 4.2** There are no other resource issues to report.

Legal (Including Equalities)

- 4.3** All works will be carried out in accordance with Building Regulations, and the Construction Design and Management Regulation 2015.
- 4.4** In terms of equalities, there will be limited training opportunities offered as part of the Longmeadow Court Sheltered Housing Scheme External Refurbishment Project 2021-22.

5. Background Papers

None.