

Meeting of:	Cabinet
Date of Meeting:	Monday, 19 July 2021
Relevant Scrutiny Committee:	Homes and Safe Communities
Report Title:	Severn Avenue External and Environmental Refurbishment Scheme 2021-22
Purpose of Report:	To request Cabinet approval for delegated authority to accept the most advantageous tender and execute the contract for the Severn Avenue External and Environmental Refurbishment Scheme 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 J. Charles, Cllr M. Wright & Cllr T. Hampton 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 Severn Avenue External and Environmental Refurbishment Scheme 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 up to the requirements of 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 Severn Avenue Housing blocks of flats, which consists of the external refurbishment of five (5) blocks of flats which includes the installation of External Wall Insulation, structural repairs, new roof coverings, new staircase curtain walls and remodelling of the communal garden and drying areas.
- 2.2 There are no leasehold properties found within the Severn Avenue Blocks of flats, which meant that the Section 20 Leasehold tender process did 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 on 22nd February 2021 with a closing date of 26th April 2021. There were twenty expressions of interest with seven tenders received. Although, one of the seven responses was a duplicate reducing the number received as six.
- 2.5 All six contractors passed the prequalification questionnaire process scoring above 87. The six 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 garden remodelling, installation of external wall insulation (EWI), replacement of the window lintels, roof, soffits, fascias, Rain Water Goods (RWGs) and staircase curtain walls on the Severn Avenue blocks, compliance with the Welsh Housing Quality Standard along with the life and quality of our properties will be maintained, 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 Severn Avenue External and Environmental Refurbishment Scheme 2021-22 was undertaken via consultation with the Severn Avenue tenants and our Tenants Quality Design Forum.
- 3.3 **Involving the population in decisions** - During the procurement of the Severn Avenue External and Environmental Refurbishment Scheme 2021-22 a representative of the Housing Quality Design Forum was kept abreast of the tender process and at interview stage was 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, the risk of poor workmanship, latent defects should be minimised, and ensure a quality product is installed on our Severn Avenue blocks 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 Severn Avenue External and Environmental Refurbishment Scheme 2021-22.

5. Background Papers

None.