

Meeting of:	<b>Cabinet</b>
Date of Meeting:	<b>Monday, 25 October 2021</b>
Relevant Scrutiny Committee:	Homes and Safe Communities
Report Title:	Housing Welsh Housing Quality Standard (WHQS) External Wall Insulation Refurbishment Scheme 2021-22
Purpose of Report:	To advise Cabinet of a tendering process for the Housing WHQS External Wall Insulation 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 - No individual ward Member consultation as the report outcomes affect all wards, Cllr M. Wilkinson Officers consulted - Rachel Williams - Housing Accountant 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"> <li>• This report seeks to advise Cabinet of the tender process for delivery of the Housing WHQS External Wall Insulation Refurbishment Scheme 2021-22.</li> <li>• Cabinet will be requested to agree the most economically advantageous tenderer for this scheme via a Part II report 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 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. 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 WHQS.

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

- 2.1 Following confirmation of the Council achieving the WHQS in 2018, the authority has now moved into the maintenance phase of the 'Standard'. There are a number of components that will continue to deteriorate and age and will need replacing to maintain this 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 later than initially planned.
- 2.2 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.
- 2.3 The Housing Development and Investment Team has identified a package of works, which consists of the external refurbishment of sixty-one properties, which includes the installation of external wall insulation, a new roof covering which includes soffits, fascia boards, barge boards, asbestos removal and replacement of external pipework.
- 2.4 There are no leasehold properties found within the sixty-one properties, which means that the Section 20 Leasehold tender process did not have to be followed.
- 2.5 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).

- 2.6 An invitation to tender was published on Sell2Wales on 10<sup>th</sup> June, 2021 with a closing date of 27<sup>th</sup> July, 2021. There were sixteen expressions of interest with three tenders received.
- 2.7 All three contractors passed the prequalification questionnaire process scoring above 87. The three contractors were then assessed on stage two of the process, where scores were based on 60% for price and 40% for quality.
- 2.8 Details of the tender outcomes are set out in the Part II report later on this agenda.

### **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), 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 Housing WHQS External Wall Insulation Refurbishment Scheme 2021-22 was undertaken via consultation with the Tenants Quality Design Forum.
- 3.3 **Involving the population in decisions** - During the procurement of the Housing WHQS External Wall Insulation 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** – All work undertaken will involve the contractor working closely with housing staff and tenants to ensure that the best possible results are achieved with minimum disruption.
- 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 and latent defects should be minimised, ensuring a quality product is installed on the sixty-one properties 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** There are no specific legal issues to consider. 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 Housing WHQS External Wall Insulation Refurbishment Scheme 2021/22.

## **5. Background Papers**

None.