

Meeting of:	Cabinet
Date of Meeting:	Thursday, 17 November 2022
Relevant Scrutiny Committee:	Homes and Safe Communities
Report Title:	Longmeadow Court Sheltered Housing Scheme External Refurbishment Project 2022-23
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 2022-23
Report Owner:	Cabinet Member for Neighbourhood and Building Services
Responsible Officer:	Miles Punter – Director of Environment and Housing Services
Elected Member and Officer Consultation:	Elected Members consulted - Cllr C. Champion, Cllr R. Fisher & Cllr N. Wood 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
Executive Summary:	<ul style="list-style-type: none"> 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 2022-23.

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 contract.

1. Background

- 1.1 Between 2012 and 2018, the Council delivered a Major Improvement Programme to bring the condition of its housing stock up to the requirements of the Welsh Housing Quality Standard (WHQS).
- 1.2 During the maintenance phase (2018 – 2022) the Council has continued to maintain our Housing stock to ensure compliance with WHQS. These works not only contribute to maintaining WHQS but also work towards lowering the carbon emissions within the Council's housing stock.
- 1.3 The Longmeadow Sheltered Housing Scheme was identified for external component replacement works in 2020/21. Unfortunately, during 2020/21, this project's delivery was delayed because of the pandemic.
- 1.4 In 2021/22, after procuring and awarding the contract (please see 19th July, 2021 cabinet minute C649), further delays were encountered as the principal contractor went into liquidation and subsequently the contract was not executed for any works to commenced.
- 1.5 The project has now been re-procured to proceed with the delivery of the project.

2. Key Issues for Consideration

- 2.1 The Housing Development and Investment Team has reviewed and updated where necessary a package of works at the Longmeadow Sheltered Housing Scheme, which consists of the installation of new: roof coverings, fascias, soffits & Rainwater Goods (RWGs), uPVC windows and doors, removal of cavity wall insulation and the installation of external wall insulation (EWI), replacement of wall ties and the construction of a new porch.
- 2.2 There are no leasehold properties associated with the Longmeadow Sheltered Housing Scheme and therefore 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 framework. 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 10th June, 2022 with a closing date of 22nd July, 2022. There were nine expressions of interest with four tenders received to be evaluated at the first stage.
- 2.5 All four contractors' submissions passed the prequalification questionnaire process scoring above 87. The four 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, fascias 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** - The contract terms will require the contractor to work collaboratively with Council officers to ensure the best interests of our tenants.
- 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. Climate Change and Nature Implications

- 4.1** This Housing improvement project will have a positive impact by increasing the energy efficiency of the Longmeadow Sheltered Housing Unit flats, therefore reducing the carbon emissions of the flats.
- 4.2** This project has had an ecology survey report undertaken and the principal contractor will be following the recommendations advised in relation to risk of nesting bats. The rest of the project does not significantly impact on the nature within the Longmeadow Sheltered Unit grounds.

5. Resources and Legal Considerations

Financial

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

Employment

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

Legal (Including Equalities)

- 5.3** There are no legal issues to consider. All works will be carried out in accordance with Building Regulations, and the Construction Design and Management Regulation 2015.
- 5.4** In terms of equalities, there will be limited training opportunities offered as part of the Longmeadow Court Sheltered Housing Scheme External Refurbishment Project 2022-23.

6. Background Papers

None.