

Meeting of:	Cabinet
Date of Meeting:	Thursday, 18 December 2025
Relevant Scrutiny Committee:	Place Scrutiny Committee
Report Title:	6 Castle Green, Housing Refurbishment Project 2025/26
Purpose of Report:	To request Cabinet approval for delegated authority to accept the most advantageous tender and execute the contract for the Housing 6 Castle Green Refurbishment Project 2025/26
Report Owner:	Cabinet Member for Public Sector Housing and Tenant Engagement
Responsible Officer:	Chief Executive
Elected Member and Officer Consultation:	Committee Reports Housing Accountant Head of Housing and Building Services Operational Manager
Policy Framework:	This is a matter for Executive decision by Cabinet
<p>Executive Summary:</p> <ul style="list-style-type: none"> This report brings to the attention of Cabinet the outcome of the tender process and to seek approval in the Part II report to accept the most advantageous tender bid and request delegated authority execute the contract for delivery of the 6 Castle Green, Housing Refurbishment Project 2025/26. 	

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 The Housing Development and Investment Team continues to identify packages of work to ensure the Council's housing stock complies with the Welsh Housing Quality Standard (WHQS) 2023.
- 1.2 6 Castle Green, St George's-super-Ely, Cardiff, Vale of Glamorgan, CF5 6EX an Aireys (Non-Trad) constructed property, has been purchased as an addition to the Council's housing stock and requires major works to bring it up to WHQS 2023, which includes improving its energy efficiency.
- 1.3 This report provides information about the procurement exercise for 6 Castle Green, Housing, Refurbishment Project to appoint a suitable contractor to deliver the improvement works.

2. Key Issues for Consideration

- 2.1 The Housing Development and Investment Team whilst following the PAS2035 process has identified a package of works which consists of one main contractor to deliver the 6 Castle Green, Housing Refurbishment Project 2025/26.
- 2.2 The scheme has identified the following PAS2035 retrofit process and scheduled replacement of a range of property components to comply with WHQS and reduce carbon emissions at 6 Castle Green, St George's-Super-Ely, Cardiff, Vale of Glamorgan, CF5 6EX. The house is identified as an Airey's system build, prefabricated property and the works also involve the removal of the structural external wall PRC (Precast Reinforced Concrete) columns and panels, extension of the existing foundations and reinstatement of the external walls in cavity rendered blockwork, including re-roofing works with integrated photovoltaic (PV) solar panels and battery backup.
- 2.3 The works also include replacement of all internal property components such as staircase, kitchen, bathroom with hot water waste recovery system (HWWRS), sprinkler system, ASHP, and hot water cylinder. replacement and lowering of external pathways and associated external works. In addition, there will be

demolition and reinstatement of the existing rear outhouses and environmental improvements with the front and rear garden.

- 2.4 There are no leaseholders associated with the works and therefore the Section 20 Leasehold tender process is not required from any tender process followed.
- 2.5 The Housing Development and Investment Team tendered the work through Sell2Wales. The 'Invitation to Tender' (ITT) sought a single principal contractor to deliver the Joint Contracts Tribunal (JCT) Intermediate contract. The successful contractor would be appointed following a two-stage assessment, with stage one being a Procurement Specific Questionnaire (PSQ) and the second stage being awarded on 'the most advantageous tender' (Price, Quality and Social Value).
- 2.6 An invitation to tender was published on Sell2Wales on 7th August 2025 with a closing date of 30th September 2025. There were eighteen (18) expressions of interest with three (3) tender bids received.
- 2.7 When checking all the returned key tender documents, all three tender bidders had submitted the required documents. Therefore, the three bidders moved to the PSQ (Procurement Specific Questionnaire) stage.
- 2.8 Two of the three contractors' submissions passed the PSQ process. The two remaining contractor's bids were then assessed on stage two of the process, where scores were based on 50% for price, 40% for quality and 10% Social value.
- 2.9 Details of the Housing 6 Castle Green Refurbishment Project tender outcomes is 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 6 Castle Green, Housing Refurbishment Project, compliance with the Welsh Housing Quality Standard 2023 will be achieved, along with ensuring the property receiving the retrofit installations is more energy efficient, therefore reducing the carbon footprint and reducing energy costs for our tenants / contract holders for future years.
- 3.2 **Taking an integrated approach** – The development and procurement of the 6 Castle Green, Housing Refurbishment Project was undertaken via consultation with the Tenants Quality Design Forum (QDF).
- 3.3 **Involving the population in decisions** – The Tenants Quality Design Forum (QDF) members have been kept abreast of the developments of the contract along with decision making for elements of these improvement works.
- 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 the delivery of the Housing 6 Castle Green Refurbishment Project, we will ensure our residents reside in safe, accessible, energy efficient, and compliant home.

3.5 This proposal will meet:

Objective 1: CREATING GREAT PLACES TO LIVE, WORK AND VISIT

Our Ambition:

Residents tell us they have a sense of pride in their communities.
People are able to access good quality and affordable housing.

Objective 2: RESPECTING AND CELEBRATING THE ENVIRONMENT

Our Ambition:

The Council reduces its carbon emissions and is a net zero organisation
Council buildings including schools and homes are more energy efficient.

4. Climate Change and Nature Implications

- 4.1** This project will have a positive impact by improving the energy efficiency of the property identified for retrofit measures, therefore assisting in reducing carbon emissions.
- 4.2** The scheme is estimated to improve the property from an Energy Performance Certificate (EPC) rating of E/D to an EPC rating of A, with an estimated carbon reduction figure of 3,500 CO₂kg/yr.
- 4.3** An ecology survey has been completed and all recommendations to protect wildlife in the area will be complied with. This project will have neither a positive nor negative impact on nature.

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** The contract has been procured in compliance with relevant procurement legislation and the Council's Contract Procedure Rules.
- 5.4** The contract will ensure the Council complies with its legal obligations under Section 3(1) Health and Safety at Work Act etc., PAS2035 for Retrofit Schemes and Building Regulations.

- 5.5** In terms of equalities, there will be limited training opportunities offered as part of the 6 Castle Green, Housing Refurbishment Project. However, there will be a social value impact from a cash donation.

6. Background Papers

None.