

Meeting of:	Cabinet
Date of Meeting:	Thursday, 30 April 2026
Relevant Scrutiny Committee:	Place Scrutiny Committee
Report Title:	Housing 41-51a Main Street Retrofit Project 2026-27
Purpose of Report:	To request Cabinet approval for delegated authority to accept the most advantageous tender and execute the contract for the Housing 41-51a Main Street Retrofit Project 2026-27
Report Owner:	Cabinet Member for Public Sector Housing and Tenant Engagement
Responsible Officer:	Director of Environment and Housing
Elected Member and Officer Consultation:	Committee Reports Housing Accountant Head of Housing and Building Services
Policy Framework:	This is a matter for Executive decision by Cabinet
<p>Executive Summary:</p> <ul style="list-style-type: none"> • This report provides Cabinet with an overview of the procurement process undertaken to establish the Housing 41-51a Main Street Retrofit Project 2026-27. The Joint Contract Tribunal (JCT) Intermediate Contract will enable the Council to continue meeting its statutory responsibilities for maintaining its housing stock components. • The report outlines the scope of the JCT Intermediate contract, the approach taken to tendering in line with the Council's Procurement Policy and Strategy, and the outcome of the two-stage evaluation process. A total of four tenders were received, with four bidders progressing to the final stage of assessment. The detailed evaluation results, including the recommended contract award, are commercially sensitive and are therefore presented within the accompanying Part II report. • Approval is sought to consider this report and the related Part II report, in order to ensure that contractual arrangements can be finalised. Cabinet is invited to note the contents of this Part I report and to take decisions on the award of the JCT Intermediate contract as set out in Part II. 	

Recommendation

1. That Cabinet considers 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 update Cabinet on the current position regarding the procurement of the Housing 41-51a Main Street Retrofit Project 2026-27.

1. Background

- 1.1 The Council has a statutory responsibility to ensure that all components within its housing stock are compliant with the Welsh Housing Quality Standard (WHQS). These duties require the Council to undertake a programme of Housing improvement works to ensure components are replaced in a timely manner.
- 1.2 The Housing Development and Investment Team has identified a block of properties, containing twelve flats at 41-51a Main Street, Barry, CF63 2HJ for component replacement and decarbonisation works to maintain WHQS.
- 1.3 To deliver these obligations effectively, this retrofit project specification will also benefit from improved ventilation, enhanced thermal efficiency and design features that promote comfort and reduce carbon emissions, reflecting evolving living patterns and long-term sustainability goals.
- 1.4 The procurement of the Housing 41-51a Main Street Retrofit Project 2026-27 has been undertaken in accordance with the Council's Procurement Policy and Strategy. The Strategy reflects new legal requirements under the Procurement Act 2023 and the Public Procurement (Wales) Regulations, and emphasises socially responsible procurement, carbon reduction priorities, improved data use, and alignment with corporate objectives. The Council's policy framework requires transparent competition, fair evaluation and the use of the Most Advantageous Tender methodology (quality, price and social value) when procuring services of this nature.
- 1.5 Consistent with these principles, the tender opportunity was openly advertised via Sell2Wales to ensure equal access for suppliers and to encourage participation from a broad range of organisations, including Small and Medium-sized Enterprises. This approach accords with the Council's procurement guidance and the national expectation that public sector contracts be advertised through recognised procurement portals. The tender documentation outlined requirements for the component replacement and retrofit works, including compliance with Trustmark, PAS2035, PAS2030, British Standards, clear customer communication, emergency and out of hours response arrangements, and contractor attendance obligations.

- 1.6** The procurement exercise was supported by ARDAL, the regional procurement partnership involving Cardiff, Monmouthshire, Torfaen and the Vale of Glamorgan Councils. ARDAL provides specialist category management and ensures consistency with regional procurement standards, with a focus on collaborative working, social value and responsible purchasing.
- 1.7** The Invitation to Tender attracted twenty-seven expressions of interest, with four bids received and evaluated through a two-stage process comprising a Procurement Specific Questionnaire followed by a Most Advantageous Tender assessment (price, quality and social value weightings). The detailed outcomes of the tender evaluation process are commercially sensitive and are therefore presented within the accompanying Part II report in accordance with procurement confidentiality requirements.
- 1.8** The procured JCT Intermediate contract will support the Council in continuing to meet its statutory duties, maintain and improve the energy efficiency of its housing stock and contribute to the wider commitments of Vale 2030, including carbon reduction and delivering social value to local communities.

2. Key Issues for Consideration

- 2.1** The Housing Development and Investment Team has developed a comprehensive package of requirements to be delivered through a single principal contractor under the Housing 41-51a Main Street Retrofit Project 2026-27.
- 2.2** Under the JCT Intermediate Contract, the appointed contractor will be responsible for undertaking works at 41-51a Main Street Barry CF, which includes a full roof replacement, removal and reinstatement of cavity wall insulation, removal and replacement of wall ties, installation of a 36kw PV system (with battery back-up), the upgrading of existing ventilation and improvement of the external communal area lighting.
- 2.3** The procurement exercise has been undertaken by the Housing Development and Investment Team in partnership with ARDAL, with the tender advertised via Sell2Wales. The Invitation to Tender (ITT) was issued on 6th January 2026 and closed on 26th January 2026. A total of twenty-seven organisations expressed interest, and four submitted valid tenders.
- 2.4** All four submissions met the initial documentation requirements and progressed to Stage 1, the Procurement Specific Questionnaire (PSQ). Four bidders successfully passed this stage and were evaluated at Stage 2. The Stage 2 assessment applied the Council's "Most Advantageous Tender" methodology, comprising a weighted evaluation of 50% price, 40% quality and 10% social value.
- 2.5** The detailed evaluation results and the recommended contract award are commercially sensitive and are therefore presented within the accompanying 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 Housing 41-51a Main Street Retrofit Project 2026-27, compliance with the Welsh Housing Quality Standard 2023 will be maintained, along with ensuring the property's roof, rainwater goods, ventilation, and energy efficiency are suitable for modern living for our tenants / contract holders for future years.
- 3.2 Taking an integrated approach** – The development and procurement of the Housing 41-51a Main Street Retrofit Project 2026-27 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 Working in a collaborative way** - The procurement exercise has been undertaken in partnership with ARDAL, the regional procurement collaboration, ensuring consistent standards, shared expertise and alignment with wider procurement priorities across the region.
- 3.5 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 41-51a Main Street Retrofit Project 2026-27, we will ensure our residents reside in safe, accessible, energy efficient, and compliant homes.
- 3.6 This proposal will meet:**

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

The project supports the provision of safe, energy efficient and modern properties, contributing to the availability of good, quality and affordable homes.

Objective 2: RESPECTING AND CELEBRATING THE ENVIRONMENT

By improving the energy efficiency of homes through the installation of retrofit components, the project supports the Council's ambition to reduce carbon emissions and progress towards net zero.

4. Climate Change and Nature Implications

- 4.1** The project is expected to have a positive impact on the Council's climate change objectives. The installation of these retrofit improvements will contribute to compliance with WHQS energy efficiency requirements, whilst also improving air flow and reducing the need to maintain comfortable indoor temperatures and reducing the carbon footprint.
- 4.2** The project is expected to have a positive impact on nature with the winning contractor donating a sum of money as part of their social value submission to improve a local community garden project.

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 In tendering this scheme, the Council has complied with relevant procurement legislation and our own 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. and Building Regulations.
- 5.5 In terms of equalities, there will be limited training opportunities provided as part of the Housing 41-51a Main Street Retrofit Project 2026-27. The contract will deliver a wider social value contribution, which includes both apprentice training opportunities and a cash donation. Further details are set out in the Part II report included on the agenda.

6. Background Papers

None.