

Meeting of:	Cabinet
Date of Meeting:	Thursday, 30 April 2026
Relevant Scrutiny Committee:	Place Scrutiny Committee
Report Title:	Housing Kitchen, Wetroom and Bathroom Replacement Scheme 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 Kitchen, Wetroom and Bathroom Replacement Scheme 2025-26
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 Kitchen, Wetroom and Bathroom Replacement Scheme 2025-26. The JCT Measured Term Contract will enable the Council to continue meeting its statutory responsibilities for maintaining its housing stock components. The report outlines the scope of the Joint Contracts Tribunal (JCT) Measured Term 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 ten tenders were received, with eight 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 Measured Term 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 Kitchen, Wetroom and Bathroom Replacement Scheme 2025-26.

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 significant number of kitchens, wetrooms and/or bathrooms, often in various combinations, which are due for replacement across the Council's housing stock portfolio within the next 24 months.
- 1.3 To deliver these obligations effectively, the replacement kitchen, wetroom and bathroom specifications will ensure full compliance with the revised WHQS 2023. For example, new kitchens will include a minimum of six double sockets in rooms up to 12m³, and eight double sockets in rooms between 12m³ and 25m³. Kitchens, wetrooms and bathrooms will also benefit from improved ventilation, enhanced water 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 Kitchen, Wetroom and Bathroom Replacement Scheme 2025-26 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 kitchen, wetroom and bathroom works, including compliance with 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-nine expressions of interest, with ten 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 Measured Term 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 Kitchen, Wetroom and Bathroom Replacement Scheme 2025-26.
- 2.2** Under the JCT Measured Term Contract, the appointed contractor will be responsible for undertaking works in three hundred and thirty-three properties which require either a kitchen and/or bathroom / wetroom and electrical works.
- 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 15th October 2025 and closed on 26th November 2025. A total of twenty-nine organisations expressed interest, and ten submitted valid tenders.
- 2.4** All ten submissions met the initial documentation requirements and progressed to Stage 1, the Procurement Specific Questionnaire (PSQ). Eight 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 Kitchen, Wetroom and Bathroom Replacement Scheme 2025-26, compliance with the Welsh Housing Quality Standard 2023 will be maintained, along with ensuring the property's kitchen, bathroom or wetrooms 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 Kitchen, Wetroom and Bathroom Replacement Scheme 2025-26 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** - N/A.
- 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 Kitchen, Wetroom and Bathroom Replacement Scheme 2025-26, 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 scheme supports the provision of safe and modern kitchen, bathroom and wetroom facilities, 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 upgraded kitchen, bathroom and wetroom installations, the scheme supports the Council's ambition to reduce carbon emissions and progress towards net zero.

4. Climate Change and Nature Implications

- 4.1 The scheme is expected to have a positive impact on the Council's climate change objectives. The installation of kitchens and/or bathrooms/wetrooms will contribute to lower water consumption in line with WHQS requirements, whilst also improving air flow and reducing the need to maintain comfortable indoor temperatures.

- 4.2** The scheme is expected to have a positive impact on nature with the winning contractor donating a lump sum as part of their social value submission supporting planting native trees, hedgerows and pollinator-friendly species across estate greens, walkway verges and community open spaces. They will partner with local suppliers to ensure materials are sustainably sourced and support the local economy. Anticipated outcomes include increased tree canopy, improved urban biodiversity, enhanced air quality and greener neighbourhoods for our residents.

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 Kitchen, Wetroom and Bathroom Replacement Scheme 2025–26. The contract will also deliver a wider social value contribution, which includes both the training opportunities and a cash donation. Further details are set out in the Part II Report included on the agenda.

6. Background Papers

None.