

Meeting of:	Cabinet
Date of Meeting:	Thursday, 22 October 2026
Relevant Scrutiny Committee:	Place Scrutiny Committee
Item which the Chair has decided is urgent (Part I) (If yes, why)	Not applicable
Urgent Decision Procedure Used (15.14 of the Constitution) (If yes, why)	Not applicable
Item Type	Part I
Report Title:	Housing Electrical Installations, Rewiring, Test and Inspection, Repairs and Maintenance Framework 2026-29
Portfolio Holder:	Cabinet Member for Public Sector Housing and Tenant Engagement
Strategic Leadership Team:	Director of Environment and Housing
Lead Officer:	Housing Development and Investment Manager

1.0 What is this report about?

- 1.1 This report brings to the attention of Cabinet the outcome of the tender process and to seek approval in the associated Part II Report on the agenda to accept the most advantageous tender bid and request delegated authority to execute the contract for delivery of the Housing Electrical Installations, Rewiring, Test and Inspection, Repairs and Maintenance Framework 2026-29.

2.0 What is the Recommendation?

	Recommendation – What and How?	Reason for Recommendation – Why?
2.1	That Cabinet notes the contents of the report, and the outcome of the procurement process, with a view to considering the award of the framework contract as set out in the associated Part II Report later on this agenda.	To advise of the current position with this particular contract.

3.0 What is the background to this report?

- 3.1 Between 2021 and 2026, the Housing and Building Services Team has engaged the services of Lightning Solutions Electrical Services Ltd to deliver tests and inspections, repairs and maintenance and replacement electrical installations within Council housing stock.
- 3.2 This framework has covered both, our individual property electrical installations, and communal area electrical installations.
- 3.3 During this period Lightning Solutions Electrical Services Ltd have worked well to assist the Housing and Building Services Team to maintain our highest levels of housing stock electrical installation compliance. During the last four years our compliance has risen from 70% to 99% compliance with only small numbers of properties being overdue because of contract holders not allowing access for testing and inspection of the electrical installation. This on occasion has led to legal action being taken to allow the installation to be tested and inspected.
- 3.4 As part of the procedure for testing and inspection of the Council's housing stock, Lightning Solutions Electrical Services Ltd start to engage with our tenants two (2) months before the due date to allow time to undertake the 5 yearly testing and Inspection before the five-year period has expired. This process has worked well to achieve and maintain high levels of electrical installation safety compliance.
- 3.5 During the period of the current contract tenants have reported high levels of satisfaction with the works and services from Lightning Solutions Electrical Services Ltd.
- 3.6 This existing framework contract expired on 26th June 2026 after using the option to extend for one year. This report provides information about the procurement exercise for Housing Electrical Installations, Rewiring, Test and Inspection, Repairs and Maintenance Framework 2026-29 to appoint a suitable contractor to deliver the improvement works. Pending completion of the procurement exercise, arrangements have been put in place to ensure continuity of service and maintenance of compliance with electrical safety obligation.

4.0 What issues are there to be considered?

- 4.1 The Housing Development and Investment Team has developed a package of works which consists of one main contractor to deliver the Housing Electrical Installations, Rewiring, Test and Inspection, Repairs and Maintenance Framework 2026-29.text
- 4.2 The successful contractor will be required to deliver our testing and Inspection programme, along with undertaking repairs (where identified) for the Council's housing stock, ensuring our compliance with all legislative requirements covering electrical installations. In addition, they will provide a replacement installation service when required

- 4.3 The Housing Development and Investment Team tendered the framework in conjunction with ARDAL through Sell2Wales (Find a Tender and Proactis). The 'Invitation to Tender' (ITT) sought a single principal contractor to deliver the Framework 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).
- 4.4 An invitation to tender was published on Sell2Wales (Find a Tender and Proactis) on 22nd April 2026 with a closing date of 22nd May 2026. There were two Hundred (200) expressions of interest on Proactis, with ten (10) tender bids received.
- 4.5 When reviewing all the returned key tender documents, all ten (10) tender bidders had submitted the required documents. Therefore, the ten (10) bidders moved to the PSQ (Procurement Specific Questionnaire) stage.
- 4.6 Four (4) of the ten (10) contractors' submissions passed the PSQ process. The four (4) 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.
- 4.7 Details of the Housing Electrical Installations, Rewiring, Test and Inspection, Repairs and Maintenance Framework 2026-29 tender outcomes are set out in the Part II Report.

5.0 How has evidence been used to inform the report, including the views of others?

- 5.1 This procurement exercise was undertaken jointly by the Housing Development and Investment Team and ARDAL in accordance with procurement legislation and Council procedures.
- 5.2 Performance information from the current framework demonstrates significant improvements in electrical compliance levels across the housing stock.
- 5.3 Tenant feedback received throughout the current contract period indicated high levels of satisfaction with the service delivered.
- 5.4 The Tenants Quality Design Forum has been consulted throughout the development and procurement of the framework and has been involved in decision making relating to the contract.

6.0 What are the next steps if the recommendations are approved?

- 6.1 Cabinet will consider the recommendations contained within the Part II Report relating to contract award.
- 6.2 Following approval, delegated authority will be used to complete the contract documentation and execute the framework agreement.

- 6.3 Mobilisation arrangements will be implemented to ensure continuity of service and maintain compliance with electrical safety requirements across the Council's housing stock.

7.0 How does this report support Vale 2030 and Reshaping?

- 7.1 The framework supports the Council's ambition of creating great places to live by ensuring tenants have access to safe, compliant and well-maintained homes.
- 7.2 The framework contributes to improving housing quality and supports the Council's commitment to meeting the Welsh Housing Quality Standard 2023.
- 7.3 Electrical installation improvements can contribute towards improved energy efficiency and the wider objective of reducing carbon emissions from Council housing stock.

8.0 How does this demonstrate the Five Ways of Working?

- 8.1 **Looking to the long term** - As a result of the Housing Electrical Installations, Rewiring, Test and Inspection, Repairs and Maintenance Framework 2026-29, compliance with the Welsh Housing Quality Standard 2023 will be achieved, along with ensuring our Council Housing Stock electrical installations are safe for Council tenants / contract holders, and visitors to use for future years.
- 8.2 **Taking an integrated approach** – The development and procurement of the Housing Electrical Installations, Rewiring, Test and Inspection, Repairs and Maintenance Framework 2026-29 was undertaken via consultation with the Tenants Quality Design Forum (QDF).
- 8.3 **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 the framework contract.
- 8.4 **Working in a collaborative way** - The framework has been developed in partnership with tenants through engagement with the Tenants Quality Design Forum. Tenant involvement helped inform service requirements and evaluation considerations, ensuring that customer priorities were reflected within the procurement process. Ongoing collaboration between the Council, tenants and the appointed contractor will support service delivery and continuous improvement throughout the contract period.
- 8.5 **Understanding the root causes of issues and preventing them** - As a result of contracting a competent contractor to deliver works identified within the Housing Electrical Installations, Rewiring, Test and Inspection, Repairs and Maintenance Framework 2026-29 it should minimise the risk of poor workmanship, latent defects and ensure a quality product is installed on or in Council housing stock along with excellent customer services for Council tenants / contract holders, for the duration of the framework.

Resources

9.0 Finance

9.1 Full financial details will be addressed in the Part II Report included on the agenda.

10.0 Workforce

10.1 There are no direct workforce implications from this .

11.0 Legal and Equalities

11.1 An Equalities Impact Assessment is not required as this report concerns the procurement and award of a maintenance framework contract. The contractor will be required to comply with the Equality Act 2010 and the Council's equality policies in delivering the services.

11.2 In tendering this framework contract the Council has complied with relevant procurement legislation and our own contract procedure rules. The procurement exercise was undertaken in accordance with all relevant legislation including the Procurement Act 2023, the Social Partnership and Public Procurement (Wales) Act 2023, the Council's Contract Procedure Rules and advice from ARDAL

11.3 Transfer of Undertakings Protection of Employment Regulations (TUPE) will be complied with as part of the procurement process and at start of the new contract if there is a change of contractor.

11.4 This framework contract will ensure the Council complies with its statutory obligations under the Health and Safety at Work etc. Act 1974, the Management of Health and Safety at Work Regulations 1999, the Electricity at Work Regulations 1989, and other relevant health and safety legislation, as well as compliance with the Welsh Housing Quality Standard (WHQS).

11.5 The framework supports the Council in meeting its statutory landlord obligations relating to electrical safety within its housing stock.

11.6 There will be some training opportunities offered as part of the Housing Electrical Installations, Rewiring, Test and Inspection, Repairs and Maintenance Framework 2026-29.

12.0 Key Contacts

12.1 **Who are the primary officers to contact with any comments and/or queries on the report?**

Lead Officer: Richard Stopgate Housing Development and Investment Manager – Housing and Building Services RDStopgate@valeofglamorgan.gov.uk	Democratic Services Officer Matt Swindell Cabinet and Committee Services Officer miswindell@valeofglamorgan.gov.uk
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Appendix

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Background Documents

None.