

		Executive Wednesday 15 th October 2008	Agenda Item
Title		Major Works to Housing Revenue Account properties.	
For further information about this report please contact		Tony White, Building Construction and Surveying Manager. Housing and Property Services. Tel: 01926 456047. anthony.white@warwick dc.gov.uk	
Service Area		Housing and Property Services	
Wards of the District directly affected		ALL	
Is the report private and confidential and not for publication by virtue of a paragraph of schedule 12A of the Local Government Act 1972, following the Local Government (Access to Information) (Variation) Order 2006		No	
Date and meeting when issue was last considered and relevant minute number		n/a	
Background Papers		HRA Business Plan, HRA budget papers.	

Contrary to the policy framework:	No
Contrary to the budgetary framework:	No
Key Decision?	Yes
Included within the Forward Plan? (If yes include reference number)	Yes 122

Officer/Councillor Approval		
With regard to officer approval all reports <u>must</u> be approved by the report authors relevant director, Finance, Legal Services and the relevant Portfolio Holder(s).		
Officer Approval	Date	Name
Relevant Director	24/09/08	Bill Hunt
Chief Executive		Chris Elliott
CMT	25/09/08	
Section 151 Officer		
Legal	26/09/08	Simon Best
Finance	26/09/08	Sandra Jones/ Melanie Gillman
Portfolio Holder(s)		Mrs Moira Ann Grainger
Consultation Undertaken		
Please insert details of any consultation undertaken with regard to this report.		
Final Decision?		Yes
Suggested next steps (if not final decision please set out below)		

1. SUMMARY

- 1.1 The purpose of the report is to seek approval to commence the procurement of a range of improvement contracts for Housing Revenue Account (HRA) dwellings, where the estimated value of the proposed schemes will exceed £50,000.

2. RECOMMENDATION

- 2.1 That the Executive approve the tendering of the separate contracts for:
- Replacement Window contract to various dwellings throughout the district.
 - Kitchen & Bathroom replacement to various dwellings throughout the district.
 - Disabled adaptations to various dwellings.
 - Internal decoration to communal areas various sites.
 - Insulation of the solid brick dwellings Hyde Road, Kenilworth.
- 2.2 That tenders are sought for contracts for window replacement, kitchen & bathroom renewal, internal decoration and disabled adaptation works, advertised using the official journal of the European Union (OJEU) process for annual contracts. The basis of the tenders would be that, subject to satisfactory performance against key contract performance indicators, the contracts would have an option of an annual extension up to a maximum of five years.
- 2.3 That tenders are sought for the contract for the thermal insulation of the properties in Hyde Road in line with the Council's Code of Contract Practice and Standing Orders.
- 2.4 That the Head of Housing & Property Services, in consultation with the Council's Procurement Manager is authorised to tender the contracts and accept the best tender for the work.

3. REASONS FOR THE RECOMMENDATION

- 3.1 The existing contracts for window replacement, kitchen & bathroom renewal and the provision of adaptations will expire at the end of this financial year in March 2009. Due to the value of these contracts and the nature of these works these tenders will have to comply with the European procurement directive that requires the publication of a notice in the OJEU allowing suitable companies to express their interest in undertaking the advertised works.
- 3.2 The contract for thermal insulation is classified as construction work rather than a supply contract and the projected value of these works falls outside the OJEU tendering process. Tenders will be sought for this contract in line with standard Council procedures.
- 3.3 The windows replacement, thermal improvement, Internal decoration and kitchen & bathroom projects are also required to be carried out, in order to bring the Council's assets up to the Decent Home standard, for thermal comfort, layout and age of the kitchen & bathrooms and keep the properties in a reasonable state of repair.
- 3.4 The Council strives to ensure that disabled tenants receive an equitable service and will adapt HRA properties to enable tenants to maintain their independence in their own homes.

4. ALTERNATIVE OPTION CONSIDERED

4.1 The Council's Housing Stock is required to meet the Decent Home standard by 2010 and is part of the HRA Business Plan. Therefore there are no other options available other than to commence a process to procure the proposed contracts.

4.2 The Council have made a commitment to help tenant's maintain independence in their homes and although adaptations fall outside the Decent Homes Standard, it would not be possible to achieve this objective without procuring a contract to undertake adaptations.

5. **BUDGETARY FRAMEWORK**

5.1 The proposed schemes for window replacement, kitchen and bathroom renewals, internal decoration and disabled adaptations will commence from April 2009. Commencement of the procurement process is required to ensure this has been completed and contractors appointed by this date. Whilst the tendering process will commence prior to the formal approval of the 2009/10 Housing Investment Programme, which will be recommended as part of the 2009/10 HRA budget setting process, sufficient funding for all the projected contracts is provided for within the HRA Business Plan.

5.2 The projected annual value of the contracts is:

- Replacement Window contract, currently estimated at £475,000
- Kitchen & Bathroom replacement contract, currently estimated at £1,600,000
- Disabled adaptations contract to various properties, currently estimated at £305,000.
- Internal decoration to communal areas contracts various sites, currently estimated at £100,000

5.6 The value of the work to insulate solid brick dwellings in Hyde Road, Kenilworth is estimated as £425,000. This can be met from the approved budget for 2008/09 and it is intended to complete the works during the current financial year.

6. **POLICY FRAMEWORK**

6.1 The proposed procurement process will comply with the Code of Contract Practice and all relevant procurement legislation. Advice on the OJEU procurement will be sought from the Procurement Manager as appropriate.

6.2 The tendering of these contracts will support the key areas within the current Corporate Strategy: Leadership -to provide clear community leadership effective management of resources whilst delivering an open and transparent manner service

6.3 The contracts are critical to ensuring that we meet the Decent Homes Standard for the HRA stock by 2010, supporting the Corporate Strategy target to: Improve housing services efficiency to meet the housing needs of the district.