

Bolsover District Council

Executive

31st October 2016

External Wall Insulation Works (EWI)

Report of the Portfolio Holder for Housing

This report is open

Purpose of the Report

- To confirm approval and obtain authority for Property & Estates to appoint the contractor Sustainable Building Services through the Efficiency East Midlands (EEM) framework within existing budgets for the next phase of 57 properties.
- To gain approval to continue to use the framework once it is re-tendered from March 2017 for its duration of four years due to an identified need within the housing stock. Within this approval it is sought to obtain delegated authority for the Assistant Director of Community Safety & Head of Housing to subsequently appoint a contractor via means of a mini competition between the contractors on the framework to carry out EWI works. This would last for the duration of 4 years of the framework using identified budgets.

1 Report Details

- 1.1 Increasing the thermal efficiency of the Housing Stock is one of the main priorities of the HRA Asset Management Strategy. Whilst much of this work has focussed on heating upgrades (budgeted around £3m for the current year) there is also work identified from the stock condition survey to provide External Wall Insulation to properties that have either solid walls, or partial solid walls (termed difficult to treat). Work has already taken place on properties in Clowne, Stanfree, Whitwell, Creswell and Blackwell.
- 1.2 Further properties have been identified that require external wall insulation works in Shirebrook and South Normanton. A successful contract had been tendered through the Efficiency East Midlands framework in 2015 completing works to 31 properties in Whitwell and Creswell (report approved in January 2015) and a further stage of works was agreed on the success of this for 56 properties within Clowne & Stanfree (approved report in January 2016). The existing framework will continue until March 2017 after which it will be retendered for a further 4 years.
- 1.3 EEM confirmed previously that the framework has been set up to allow a direct award by any of their members to any contractor registered which is how we negotiated the last phase of works for the properties in Clowne. Given the past performance by Sustainable Building Services and the result of the mini competition that had been run in 2015 it is desirable to approach them to work on this next phase of properties. In doing this we are able to use similar rates that were

beneficial on the previous contract and work with a contractor who has performed well and produced quality work. This also significantly cuts down the timescales of a traditional tender and allows work to start almost immediately.

- 1.4 Members should be aware that the contract is set up in such a way as to allow the contractor to also bring external funding into the authority.
- 1.5 Attached to the report are the costs for the works on the 57 properties that will make up a phase 3 amounting to approximately £491,613.77. These have been surveyed and the costs also allow for scaffold which is being provided for the properties that are to have roofing works carried out as well, therefore saving some scaffold costs over the two elements of work because the scaffold is only erected once. The works are to be completed over a period of approximately 24 weeks.

2 Conclusions and Reasons for Recommendation

- 2.1 In consideration of the above this report is asking that on the successful outcome of the previous phases of work Property & Estates appoint Sustainable Building Services through the EWI/IWI Solid Wall Insulation (EEM0046) framework to complete the identified 57 properties in Shirebrook and South Normanton.
- 2.2 That upon the retender of the framework the Assistant Director of Community Safety & Head of Housing (Bolsover) has delegated authority to approve the appointment of a contractor through a mini competition and subject to satisfactory costs and work quality can continue to utilise them through this framework for the next four years.

3 Consultation and Equality Impact

- 3.1 Consultation has taken place on the proposals outlined in this report with the .

4 Alternative Options and Reasons for Rejection

- 4.1 The only other option would be to carry out another tender exercise outside the EEM framework. However this would not be considered as a realistic option due to the feedback that was received previously in 2015. A small number of properties to work on are not an attractive option to contractors on the open market and therefore we would struggle to gain any interest. This would also delay the start of phase 3 by at least a couple of months whilst another tender exercise is carried out whereas currently we are in a position to start almost immediately using the EEM framework.
- 4.2 As stipulated above the option of a tender exercise is available each time EWI works are required but we do not have large enough numbers to attract contractors therefore resulting in a very small number of interested tenderers if any at all. However the framework option means that we have available contractors to 'call' on whenever a phase of EWI work is required.

5 Implications

The implications are that Sustainable Building Services is appointed to enable work to start on the next phase of EWI work (57 properties) within the next few weeks and then the framework is available to use in the future enabling contractors on it to

be selected via mini competitions. The winning tenderer would then be appointed by the Assistant Director of Community Safety & Head of Housing (Bolsover).

5.1 Finance and Risk Implications

To spend the budget allocated for 2016/2017 financial year. To spend budgets allocated by housing each year for the next four years approved by the Assistant Director of Community Safety & Head of Housing (Bolsover).

5.2 Legal Implications including Data Protection

The contract for the next phase of works is to be arranged for the contractor to sign and then each time a new phase of works is identified.

5.3 Human Resources Implications

N/A

6 Recommendations

6.1 To confirm that Property & Estates can appoint Sustainable Building Services to carry out the EWI works within existing budgets.

6.2 To confirm that the Assistant Director of Community Safety & Head of Housing (Bolsover), following agreement of the Portfolio Holder for Housing, has the delegated authority to appoint contractors from the EEM framework once it is retendered for four years from March 2017.

7 Decision Information

Is the decision a Key Decision? (A Key Decision is one which results in income or expenditure to the Council of £50,000 or more or which has a significant impact on two or more District wards)	Yes
District Wards Affected	All Areas
Links to Corporate Plan priorities or Policy Framework	Growth Strategy

8 Document Information

Appendix No	Title
Background Papers (These are unpublished works which have been relied on to a material extent when preparing the report. They must be listed in the section below. If the report is going to Cabinet (NEDDC) or Executive (BDC) you must provide copies of the background papers)	
Preliminary Costs.	
Report Author	Contact Number
Michael Baker – Principal Building Surveyor	01246 242249
Peter Campbell - Assistant Director of Community Safety & Head of Housing (Bolsover)	01246 593038

Report Reference –