

Bolsover District Council

Executive

16th July 2018

Safe and Warm Design Work

Report of the Portfolio Holder for Housing and Community Safety

This report is public

Purpose of the Report

- To agree to appoint HLP as lead design consultants for the Safe and Warm scheme for sheltered accommodation.

1 Report Details

1.1 The Safe and Warm scheme is a refurbishment project for the Council's housing schemes for older people. This includes schemes at:

- Valley View
- Jubilee Court
- Ashbourne Court, and
- Parkfields
- Woburn House

This does not include Victoria House which has already received works nor Alder House which is the subject to a separate report.

1.2 The Safe and Warm project contributes to the following corporate targets:

- C09 – 100 New council houses by 2019
- C12 – Increase new homes bonus, by new build and bringing empty properties back into use.
- C10 – Carry out 300 disabled adaptations in council properties per year, by carrying out extensive adaptations to these properties.
- C13 – To reduce void re-let time, by modernising properties and ensuring they remain attractive, note the majority of long term voids are within sheltered housing.
- H15 – To reduce energy use in sheltered accommodation. This project replaces old inefficient heating with modern controllable heating.

1.3 The proposed work for sheltered schemes is extensive and will include:

- Updated boilers and heat distribution system
 - Controllable heating
 - Installation of heat meters
 - Installing wet rooms in each property.
 - Updated fire safety systems
 - Updated lighting
 - Modernising communal areas, including corridors
 - Remodelling bedsits into flats.
- 1.4 At Ashbourne Court there is an opportunity to extend the building, to provide additional accommodation. This will go some way to make up for the properties lost at Alder House.
- 1.5 Woburn House is more complex, and is a non-traditional building. This makes renovations more difficult, and it may not be possible to provide accommodation of the required standard within the current building. It may be demolition and provision provides a better option. This will be subject to a separate, more detailed report if required.
- 1.6 The work is extensive and requires specialist architectural input.
- 1.7 Efficiency East Midlands have an Architectural Design services Framework, which allows the direct award of work to any contractors on the framework.
- 1.8 The EEM framework is fully compliant with UK Procurement Regulations and the EU Procurement Directive. All Contractors have already been assessed during the framework tender process for their experience, financial stability, Health & Safety, Equality & Diversity and working practices.
- 1.9 It is proposed to appoint HLP from the EEM framework to act a lead consultant on the project. This includes HLP providing Architectural Services, and principal designer roles, and managing the quantity surveyors, structural engineers and mechanical & engineering consultants on behalf of the Council.
- 1.10 As is the norm for such projects, the fees charged are based on a percentage of the total project costs. HLP are proposing:
- Architectural Services – 3.5%
 - Principal Design – 0.25%
 - Quantity Surveyors (CJ Consillium) – 2%
 - Structural Engineers (BSP) - 1.5%
- Note: As HLP are the lead consultants, the quantity surveyors and structural engineers are, in effect, sub-contractors.
- 1.11 The cost of carrying out the initial work, detailed design and specification up to tender stage, will be 65% of the fees. The total cost is estimated at £667,650. The cost up to tender stages (assuming 65% of architectural fees and full QS and Structural Engineer fees) is £527,160.

- 1.12 Although the actual costs will not be available until tenders are received, the total indicative scheme cost is expected to be approximately £10.5m. This will be funded through existing HRA capital budgets.
- 1.13 It is proposed to appoint HLP to act as lead consultant of the Safe and Warm project for sheltered housing up to the point of tendering for the construction work. Future progress will be conditional on Members agreeing to proceed with the project, and will be subject to a further report.

2 Conclusions and Reasons for Recommendation

- 2.1 To appoint HLP as lead consultant for the Safe and Warm project, using the EEM framework.
- 2.2 The complexity of the Safe and Warm project requires additional specialist skills that are not available from within the Council

3 Consultation and Equality Impact

- 3.1 None directly, however EEM includes an assessment of equality and diversity practices as part of their assessments.

4 Alternative Options and Reasons for Rejection

- 4.1 To manage the project using existing Council resources - this has been rejected as the specialist skills are not available internally.
- 4.2 To tender for this work – this has been rejected as EEM has a pre-tendered framework for this purpose and it is unlikely that a project specific tender would offer comparable rates.

5 Implications

5.1 Finance and Risk Implications

- 5.1.1 As outlined in this report, there is some risk that if the scheme is unfeasible, it could result in the spend of abortive consultancy costs. This is unlikely due to the preparatory work undertaken so far.
- 5.1.2 The costs of this consultancy can be met from within existing HRA capital budgets.

5.2 Legal Implications including Data Protection

- 5.2.1 Not directly

5.3 Human Resources Implications

- 5.3.1 Not directly

6 Recommendations

- 6.1 To appoint HLP as lead consultants on the Safe and Warm project, up to the stage of preparing tender documents.
- 6.2 To agree to HLP's suggestions for the appointment of Quantity Surveyor and Structural Engineers.
- 6.3 Any further work is subject Member's approval in a future report.

7 Decision Information

<p>Is the decision a Key Decision? A Key Decision is an executive decision which has a significant impact on two or more District wards or which results in income or expenditure to the Council above the following thresholds: BDC: Revenue - £75,000 <input type="checkbox"/> Capital - £150,000 <input checked="" type="checkbox"/> NEDDC: Revenue - £100,000 <input type="checkbox"/> Capital - £250,000 <input type="checkbox"/> <input checked="" type="checkbox"/> Please indicate which threshold applies</p>	Yes
<p>Is the decision subject to Call-In? (Only Key Decisions are subject to Call-In)</p>	Yes
<p>Has the relevant Portfolio Holder been informed</p>	Yes
<p>District Wards Affected</p>	All
<p>Links to Corporate Plan priorities or Policy Framework</p>	All

8 Document Information

Appendix No	Title
<p>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)</p>	
Report Author	Contact Number
Peter Campbell, Joint Head of Housing and Community Safety	01246 593038