

Bolsover District Council

Executive

7th January 2019

**Safe and Warm Upgrade Scheme
Queens Court, Creswell**

Report of Councillor H. Gilmour,
Portfolio Holder for Housing and Community Safety

This report is public

Purpose of the Report

- To seek approval to appoint the contractor Matthews & Tannert Ltd to undertake the Safe and Warm Scheme as detailed, following tender evaluations of 12th December 2018 and the recommendation of the procurement team.

1 Report Details

- 1.1 As Members will be aware, Housing Services have identified a need to replace and upgrade dilapidated and inefficient communal heating systems which serve selected property groups (i.e. flats & bungalows) located at various sites across the District.
- 1.2 This project concerns the replacement of a communal heating system which currently serves 15 bungalows, a communal room and 1 first floor flat at Queens Court in Creswell.
- 1.3 Presently, heating and hot water is supplied to each dwelling on a communal system provided from a central boiler house located on the site. A gas fired combi-boiler is to be installed within each dwelling providing our tenants with individual control and an improved efficiency for heating and hot water services.
- 1.4 In addition to the heating element, the scope of the Safe and Warm Scheme provides for the inclusion of full wetroom conversions, fire safety and detection improvements and the identification of asbestos material and subsequent removal.
- 1.5 Existing shower areas are to be altered and a full wetroom conversion is to be undertaken to a standard design across all bungalows. This will involve the installation of a new shower, wash hand basin and toilet to substantially improve and standardise the facility of all scheme properties.
- 1.6 To improve the fire safety aspects of the dwelling, the programme includes the installation of new multi-sensor alarm systems and fire-stopping installed throughout. This will follow fire compartmentation surveys which the appointed contractor is to arrange and oversee as part of the project.

2 Conclusions and Reasons for Recommendation

2.1 A tender evaluation session was held on 12th December 2018 led by the Council's Procurement Team. One valid tender submission was presented for assessment and scored as per the evaluation criteria on the basis of a 60/40 price versus quality basis.

2.2 The quality criteria for this tender encompassed the four key areas:

- Submitted programme and intended timescales for delivery and completion of the project.
- Working in tenanted / occupied properties.
- Inclusion of two relevant case studies detailing previous works undertaken.
- Details of a dedicated tenant liaison officer/role (TLO provision).

2.3 The tender sum received was £113,745.43 and the price and quality combined scores returned from the evaluation met the specification requirements and evaluation criteria.

2.5 The evaluation group were in unanimous agreement that the tender received from Matthews & Tannert represented a highly competitive submission and scored highly throughout each section of the quality criteria respectively.

3 Consultation and Equality Impact

3.1 There are no equality implications arising directly from this report, however, all works carried out will be required to comply with the Council's policy outlining procedures regarding external contractors working at Council premises.

4 Alternative Options and Reasons for Rejection

4.1 Due to the condition of the existing communal heating system there is potential risk for failure of the boilers. It is not economically viable to replace similar communal boilers and there is further complication due to the deteriorating condition of the existing pipe work infrastructure. The new scheme of individual boilers will provide residents with individual control and an improved efficiency for heating and hot water services.

5 Implications

5.1 Finance and Risk Implications

5.1.1 The investment in an improved efficient heating system for these properties would eliminate the present risk of boiler failure which would incur costly and emergency temporary measures to reinstate services. The upgrade work as outlined would still then be required as outlined due to the deteriorating condition of the existing pipe work infrastructure. The financial risk carried for the duration of this scheme is minimum as the authority will only be paying for specified works upon completion.

5.2 Legal Implications including Data Protection

- 5.2.1 The procurement of these works has been undertaken in compliance with Council procurement rules and procedures. Industry standard contract documentation will be prepared for both parties to sign prior to commencement of works.
- 5.2.2 The issue of sensitive data such as names, addresses and contact numbers of council tenants while undertaking this project shall comply in full with Council and data protection policy guidelines.

5.3 Human Resources Implications

- 5.3.1 The works will result in no direct HR implications.

6 Recommendation

- 6.1 That Matthews & Tannert Ltd are appointed to undertake the works as outlined within this report as per the tender sum of £113,745.43

7 Decision Information

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: <i>BDC:</i> Revenue - £75,000 <input type="checkbox"/> Capital - £150,000 <input checked="" type="checkbox"/> <i>NEDDC:</i> Revenue - £100,000 <input type="checkbox"/> Capital - £250,000 <input type="checkbox"/> <input checked="" type="checkbox"/> Please indicate which threshold applies	Yes
Is the decision subject to Call-In? (Only Key Decisions are subject to Call-In)	Yes
Has the relevant Portfolio Holder been informed	Yes
District Wards Affected	Elmton & Creswell
Links to Corporate Plan priorities or Policy Framework	All

8 **Document Information**

Appendix No	Title
1A	Tender Evaluation Scoring Sheet
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)	
N / A	
Report Author	Contact Number
Richard Mooney	ext. 2352

Report Reference –