

**Bolsover District Council**

**Meeting of the Executive on Monday 7<sup>th</sup> March 2022**

**Safe & Warm Upgrade at Valley View Hillstown**

**Report of the Portfolio Holder for Housing and Community Safety**

<b>Classification</b>	This report is Public
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**PURPOSE/SUMMARY OF REPORT**

To seek approval for the appointment of Contractor to undertake the Safe & Warm Upgrade work at Valley View Sheltered scheme.

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**REPORT DETAILS**

**1. Background**

- 1.1 Housing Services have identified a need improve facilities including replacement of ageing heating system, alter flat layouts at this Group Dwelling. Space for additional bungalows has also been identified.
- 1.2 This project is concerned with replacing the communal heating system, installing wet rooms, installing sprinkler system and upgrading fire safety measures. Changing bedsits to 1 bed flats, the construction of two bungalows.
- 1.3 Working in conjunction with the Procurement Team, the works were tendered in accordance with Council procedures.
- 1.4 One tender was received and was evaluated on 9<sup>th</sup> February 2022. Davlyn Construction Ltd (Derby) scored 90 out of 100.

## **2. Details of Proposal or Information**

- 2.1 The bungalows will be of traditional brick construction.
- 2.2 Modern heating will be more efficient leading to energy and cost savings. Each flat will have its own wetroom. Safety improvements through enhanced fire protection including new sprinkler system.
- 2.3 Resized flats will be easier to let and will attract extra rent.
- 2.4 Note original intention was to tender for identical works at Jubilee Court Pinxton at the same time but at the last minute it was decided to postpone this to when tendering conditions may be more favourable.

## **3. Reasons for Recommendation**

- 3.1 The evaluation group were in unanimous agreement that this tender represented a competitive submission received from Davlyn Construction Ltd (Derby), who have provided excellent work on the Safe & Warm Upgrades at Ashbourne Court and Parkfields. Technical assessment by cost consultant confirmed that tender directly correlates with prices returned for those schemes uplifted to current date.

## **4 Alternative Options and Reasons for Rejection**

- 4.1 Retendering scheme to obtain more returns, rejected as price received was in line with prices received for the previous identical schemes, and Davlyn have proved themselves quality wise.

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## **RECOMMENDATION(S)**

- 1. It is recommended that Davlyn Construction be awarded Contract to carry out Safe & Warm Upgrade at Valley View Hillstown in accordance with tendered specification and following tender evaluation.
- 2. That progress on this contract is reported through the Housing Stock Management Group.

Approved by the Portfolio Holder – Housing and Community Safety

### **IMPLICATIONS:**

**Finance and Risk:**            Yes ☒            No ☐

#### **Details:**

This scheme is contained within the approved capital programme for the Housing Revenue Account.

The investment in improved facilities, alteration to layouts and additional provision of sheltered flats and bungalows should show returns in additional rental incomes. The financial risk carried for the duration of this scheme is minimum as the authority will only be paying for specified works upon completion.

On behalf of the Section 151 Officer

**Legal (including Data Protection):**      Yes ☒      No ☐

**Details:**

The procurement of these works has been undertaken in compliance of standard council procedures. Industry standard contract documentation will be prepared for both parties to sign prior to commencement of works. 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.

On behalf of the Solicitor to the Council

**Staffing:**      Yes ☐      No ☒

**Details:**

The works will result in no direct staffing implications.

On behalf of the Head of Paid Service

## DECISION INFORMATION

<b>Is the decision a Key Decision?</b> 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:  <b>Revenue - £75,000</b> <input type="checkbox"/> <b>Capital - £150,000</b> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <i>Please indicate which threshold applies</i>	Yes
<b>Is the decision subject to Call-In?</b> <i>(Only Key Decisions are subject to Call-In)</i>	Yes

<b>District Wards Significantly Affected</b>	Bolsover South.
<b>Consultation:</b> <b>Leader / Deputy Leader</b> <input type="checkbox"/> <b>Executive</b> <input type="checkbox"/> <b>SLT</b> <input type="checkbox"/> <b>Relevant Service Manager</b> <input type="checkbox"/> <b>Members</b> <input type="checkbox"/> <b>Public</b> <input type="checkbox"/> <b>Other</b> <input type="checkbox"/>	<b>Details:</b>  Ward Members

### Links to Council Ambition: Customers, Economy and Environment.

Links to Environment ambition as should reduce energy use and CO2 emissions.  
Links to Customer aims as will improve fire safety for residents.

DOCUMENT INFORMATION	
Appendix No	Title

Background Papers
<i>(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 Executive you must provide copies of the background papers).</i>