

Bolsover District Council

Meeting of the Executive on Monday 11th July 2022

Installation of wet rooms in the Council's Housing stock

Report of the Portfolio Holder for Housing

Classification <i>(please delete which does not apply)</i>	This report is public
Report By	Mark Dungworth – Strategic Repairs Manager mark.dungworth@bolsover.gov.uk / 01246 593037
Contact Officer	Mark Dungworth – Strategic Repairs Manager mark.dungworth@bolsover.gov.uk 01246 593037

PURPOSE/SUMMARY OF REPORT

To seek approval to award the contract for the installation of wet rooms in the Council's Domestic Housing Stock to Swinstead Enterprises Ltd (trading as Evendine Utilities).

REPORT DETAILS

1. Background

- 1.1 It was identified that the installation of wet rooms to both void properties and welfare adaptation referrals could be retendered as a fixed price average cost per wet room contract rate. This would potentially provide efficiency savings both in respect of actual costs, internal resource and turnaround times, especially for voids.

2. Details of Proposal or Information

- 2.1 The current specification was reviewed along with an analysis of jobs undertaken over the last 12 months to ensure this proposal was feasible.
- 2.2 The estimated contract spend for the works is based upon an average of 100 wet room installations per year in voids and Welfare Adaptations (Total 100). This will be met by existing Capital budgets.
- 2.3 Procurement received four submissions and after carrying out a comprehensive evaluation process it is proposed, subject to approval by

Executive, to award the contract to Swinstead Enterprises Ltd (trading as Evendine Utilities).

Final evaluation scores for the Wet Room Tender

Swinstead 90.00%

Contractor 2 65.87%

Contractor 3 65.41%

Contractor 4 62.22%

- 2.4 The contract will be a 2+1+1 contract with the last 2 years subject to approval and two further extensions.
- 2.5 Delegated powers be given to the Assistant Director of Property Services and Housing Repairs for extension to the contract after the first 2 years.

3. Reasons for Recommendation

- 3.1 The evaluation process identified Swinstead Enterprises Ltd had achieved the highest score for this contact. Their submission provides substantial savings for the duration of the contract not only for the fixed price per wet room but also for turnaround times especially for the void process which is time critical. Swinstead Enterprises Ltd fixed price wet room rate was also lower than the next submission which will achieve significant savings over the 4 year contract.

4 Alternative Options and Reasons for Rejection

- 4.1 To continue requesting prices from contractors on the existing framework which won't deliver cost or efficiency savings.

RECOMMENDATION(S)

- 1. That Swinstead Enterprises Ltd (trading as Evendine Utilities) be awarded the contract to install wet rooms in the Council's Domestic Housing stock both to voids and Welfare Adaptation Referrals on a responsive nature.
- 2. Progress on performance and savings to be reported through the Housing Stock Group on a regular basis.

Approved by Councillor Sandra Peake, Portfolio Holder for Housing

IMPLICATIONS:

Finance and Risk: Yes No

Details:

Expenditure will be met from existing capital budgets. These have already been approved within the capital programme as part of the Medium Term Financial Plan.

On behalf of the Section 151 Officer

<u>Legal (including Data Protection):</u>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Details: There are no legal implications.		
On behalf of the Solicitor to the Council		
<u>Staffing:</u>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Details: There are no staffing implications as a result of this report.		
On behalf of the Head of Paid Service		

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

District Wards Significantly Affected	None
Consultation: Leader / Deputy Leader <input type="checkbox"/> Executive <input type="checkbox"/> SLT <input type="checkbox"/> Relevant Service Manager <input type="checkbox"/> Members <input type="checkbox"/> Public <input type="checkbox"/> Other <input checked="" type="checkbox"/>	Councillor Sandra Peake, Portfolio Holder for Housing

Links to Council Ambition: Customers, Economy and Environment

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)