

Bolsover District Council

Meeting of the Executive on Monday 5th December 2022

Alterations & Extension at 33 Harlethorpe Avenue, Clowne

Report of the Portfolio Holder for Housing & Community Safety

Classification	This report is Public
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PURPOSE/SUMMARY OF REPORT

To seek approval for the appointment of a Contractor to undertake the demolition works to the rear of 33 Harlethorpe Avenue, Clowne and the construction of an extension and alterations to 33 Harlethorpe Avenue, Clowne.

REPORT DETAILS

1. Background

- 1.1 Housing Services have identified a need for a suitable property in the area to provide accommodation for a family with welfare requirements. The intended family are currently living in a terraced property at New Bolsover which is unsuitable for access due to the stairs and absence of a wet-room. A suitable property is required to be single storey for access and a minimum of 3 bedrooms. No. 33 Harlethorpe Avenue was identified as a potential property to extend and adapt as it is a void property with sufficient land surrounding provided by the garage site.
- 1.2 The project includes for demolishing the garage site to the rear to incorporate this space into the boundary of the property. This will allow the 2 bedrooomed semi-detached bungalow with attached single skin offshoot to be converted into a 3/4 bedrooomed bungalow with wet-room and family kitchen-diner area.
- 1.3 Working in conjunction with the Procurement Team, the works were tendered in accordance with Council procedures.

1.4 1 Nr. tenders were received and was evaluated on 1st November 2022. Ven Construction Ltd scored 96 out of 100, and for the tendered sum of £123,725.

2. Details of Proposal or Information

2.1 The extension will be of traditional brick construction with a truss roof to match existing. The property has been designed that it can be adapted in future to provide either 3 or 4 bedrooms to fit the needs of the tenant in occupation.

2.2 The proposal is made necessary that there are no other vacant properties in the area that are suitable for families with disabled members.

3. Reasons for Recommendation

3.1 The evaluation group were in unanimous agreement that this tender represented a high quality submission received from Ven Construction Ltd.

4 Alternative Options and Reasons for Rejection

4.1 None.

RECOMMENDATION(S)

1 It is recommended that Ven Construction be awarded Contract to carry out the demolition, alteration and extension works at 33 Harlethorpe Avenue, Clowne in accordance with tendered specification and following tender evaluation.

2 That progress on this contract will be reported through the Housing Stock Management Group.

Approved by Portfolio Holder for Housing, Councillor Sandra Peake

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 alterations will provide suitable accommodation in the area for the foreseeable future as the property can be easily adapted if the occupants / requirements change.

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

Environment:

Please identify (if applicable) how this proposal/report will help the Authority meet its carbon neutral target or enhance the environment.

Details:

The extension and alterations will be constructed to current insulation standards, along with new windows and doors, and updated central heating which will reduce energy consumption and the carbon footprint of the property.

Staffing: Yes No

Details:

The works will result in no direct staffing implications.

On behalf of the Head of Paid Service

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:</p> <p>Revenue - £75,000 <input type="checkbox"/> Capital - £150,000 <input type="checkbox"/> <input checked="" type="checkbox"/> <i>Please indicate which threshold applies</i></p>	<p>No</p>
<p>Is the decision subject to Call-In? (Only Key Decisions are subject to Call-In)</p>	<p>No</p>

<p>District Wards Significantly Affected</p>	<p>Clowne</p>
<p>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 type="checkbox"/></p>	<p>Details: Ward Members</p>

<p>Links to Council Ambition: Customers, Economy and Environment.</p>
<p>Links to Customer aims as will improve suitability of accommodation and provide a bespoke property in the area for the future. Links to Environment as adaptations will be carried out to current Building Regulations and with a waste management / recycling plan. The garage site to the rear will become enclosed garden space, remediating the area of hardstanding and creating habitat for local flora/fauna. Links to Customers, Economy and Environment as the property has been designed so it can be easily adapted between a 3 and 4 bedroomed property, saving on future alteration costs (financially and environmentally) if the circumstances / occupants change. In addition, customers are less likely to be subject to the bedroom tax.</p>

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>

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