

The Vale of Glamorgan Council

Cabinet Meeting: 19 February, 2018

Report of the Cabinet Member for Housing and Building Services

Housing Electrical Installations - Inspection and Maintenance Contract

Purpose of the Report

1. To advise Cabinet of the proposed contract award arrangements for the housing electrical installations periodic inspection and maintenance contract.

Recommendation

1. That Cabinet notes the contents of the report, with a view to taking decisions on the award of the lots under the framework contract detailed within the Part II report later on this agenda.

Reason for the Recommendation

1. To advise Cabinet of the intention to award a contract and to enable the matter to be dealt with under Part II.

Background

2. Since the start of the Welsh Housing Quality Standard (WHQS) Improvement Works Framework Contract in 2012, Council Housing electrical installations have been inspected, maintained and or rewired under this contract. As a result, a large proportion of the housing stock has had new electrical installations installed to ensure they comply with current legislative standards.
3. Since undertaking these improvement works the electrical compliance key performance indicator has been maintained and improved from 65% to its latest position of 80.2%.

Relevant Issues and Options

4. The Housing and Building Services Team now have a number of properties which will need to have an up to date electrical installation condition test and inspection undertaken in the coming years to ensure these properties remain safe and compliant.

5. Additionally, new installations will also need to be inspected and tested by the Council to ensure an up to date periodic electrical installation condition inspection and test report is held for the property.
6. The existing WHQS Improvement Programme framework is due to expire, this new framework contract will assist in ensuring that the housing stock electrical installations are 100% compliant with current regulatory requirements and pose no risk to the tenants and those visiting or working within our properties.
7. The Compliance Team has also included works to communal area electrical installations to ensure these are also maintained to the required legislative standards.
8. The current WHQS framework expires 31st March 2018 and a tendering process has been conducted via the Sell2Wales procurement site. Housing and Building Services is seeking to appoint two contractors offering best value for money for this service over the next 3 years, with an option of a further 1 year extension based on performance.
9. The Invitation to tender consisted of two lots:
10. Lot 1 consists of; the rewiring of approximately 400 dwellings; works to communal areas ensuring compliance; assisting the Councils DLO with maintenance issues and full/part installation.
11. Lot 2 consists of; periodic condition testing to homes and communal areas.
12. Bidders were able to bid for both or either of the Lots but no bidder would win both Lots which could lead to conflict of interest. Bidders were therefore invited to choose their "preferred" Lot.
13. Since development of the tender package, the Compliance Team has received competitive tenders from competent contractors for the Works. The tender results are addressed in the Part II report later on the agenda.

Resource Implications (Financial and Employment)

14. The proposed contract award is within the budget available; rates have decreased from those under the current framework set in 2012. Full details of the finances are provided in the Part II report later on this agenda.

Sustainability and Climate Change Implications

15. As part of the procurement process all work undertaken will comply with current environmental legislative requirements.

Legal Implications (to Include Human Rights Implications)

16. The award of the new electrical wiring installations inspection and maintenance contract will ensure the council complies with its legal obligations under the Section 3(1) Health and Safety at Work Act etc. Electricity at Work Regulations 1989, 17th Edition Wiring Regulation BS 7671:2008 and Part P of the Building Regulations.

Crime and Disorder Implications

17. No implications.

Equal Opportunities Implications (to include Welsh Language issues)

18. No implications.

Corporate/Service Objectives

19. Wellbeing outcome 1: An inclusive and Safe Vale
Objective 2: Providing decent homes and safe communities
Action: Increase the number of sustainable, affordable homes. (2019/20)

Policy Framework and Budget

20. This report is within the policy framework and budget.

Consultation (including Ward Member Consultation)

21. The electrical wiring installations inspection and maintenance framework contract applies throughout the Vale of Glamorgan; therefore no individual ward member consultation has been undertaken.

Relevant Scrutiny Committee

22. Homes and Safety Communities.

Background Papers

None

Contact Officer

Richard Stopgate - Housing Development & Investment Manager

Officers Consulted

Rosalie Malcolm - Policy Officer (Procurement)
Carolyn Michael – Operational Manager Accountancy
Victoria Davidson – Operational Manager – Legal Services

Responsible Officer:

Miles Punter - Director of Environment and Housing Services