

Meeting of:	<b>Cabinet</b>
Date of Meeting:	<b>Monday, 24 February 2020</b>
Relevant Scrutiny Committee:	Homes and Safe Communities
Report Title:	Housing Windows & Doors Replacement Scheme 2020
Purpose of Report:	To advise Cabinet of the proposed contract award arrangements for the 2020 Housing Windows & Doors Replacement Scheme
Report Owner:	Cabinet Member for Housing and Building Services
Responsible Officer:	Miles Punter - Director of Environment and Housing Services
Elected Member and Officer Consultation:	Officers Consulted- Housing Accountant Procurement Officer
Policy Framework:	This is a matter for Executive decision by Cabinet
<p>Executive Summary:</p> <ul style="list-style-type: none"> <li>This report brings to the attention of Cabinet the proposed procurement and award of the Housing Windows &amp; Doors Replacement Scheme 2020.</li> </ul>	

## **Recommendations**

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

## **Reasons for Recommendations**

1. To advise of the current position with this particular WHQS maintenance contract.

### **1. Background**

- 1.1 Between 2012 and 2018, the Council delivered a Major Improvement Programme to bring its housing stock condition in line with the Welsh Housing Quality Standard (WHQS).
- 1.2 During this period of time a range of homes within the Council's housing stock received internal and/or external improvement works to ensure they complied with the WHQS requirements.
- 1.3 At the end of the major improvement programme the Council entered into the WHQS maintenance phase, whereby year on year various property components will be due for replacement as capital schemes. During 2019 and 2020 there are 216 homes identified to require window and/or door replacements.

### **2. Key Issues for Consideration**

- 2.1 During 2018/19 the Housing and Building Services Team used the 'Welsh Procurement Alliance (WPA) Windows and Doors Framework' to deliver the replacement of Windows and Doors to 80 properties which had such replacement works required.
- 2.2 Through this framework the Council is able to satisfy all the procurement requirements set out within the Council's Financial Regulations and national and European legislation governing such procurement. Previously the framework enabled the Council to directly award the contract for window and door replacement to the WPA frameworks top performing contractor, whilst satisfying all internal and external procurement regulations.
- 2.3 Procurement through the WPA framework provides significant savings in officer time in the production of tender documentation, it improves contractor accountability providing greater certainty on product quality and because all checks into the company's finances, health and safety and ability to deliver have been assessed by the WPA, the Council has greater certainty of attracting an appropriate contractor capable of delivering the project.

- 2.4 As a result of their previous performance, Housing and Building Services are seeking approval to procure and award the replacement of the window and doors through the WPA framework subject to a suitable tender price being assessed as 'value for money'.
- 2.5 The proposed windows and doors scheme will involve 216 properties, with 94 properties having whole house windows and doors replacements, 57 properties receiving outbuilding window replacement only and front and/or back door replacements to 100 properties.
- 2.6 Full details of the procurement and proposed contract award arrangement are set out in the part two report later on this agenda.

### **3. How do proposals evidence the Five Ways of Working and contribute to our Well-being Objectives?**

- 3.1 Looking to the long term - As a result of the installation of new windows and doors our housing stock will maintain the life and quality of our properties as well as providing energy efficient homes for our tenants for future years.
- 3.2 Taking an integrated approach - The procurement of the Housing Windows and Doors Replacement Scheme will be undertaken via consultation with our Tenants Quality Design Forum (QDF).
- 3.3 Involving the population in decisions - During the procurement of the Housing windows and Doors Scheme a representative of the Housing Quality Design Forum will kept abreast of the tender process and at interview stage will able to question the contractor about issues that are important to tenants and Leaseholders when contractors work within their homes.
- 3.4 Understanding the root causes of issues and preventing them - As a result of contracting a competent principal contractor and sub-contractors to install the windows and doors it should minimise the risk of poor workmanship, latent defects and ensure a quality product is installed on our housing stock to last the duration of the product guarantee.
- 3.5 This proposal will meet:  
Well-being 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).

## **4. Resources and Legal Considerations**

### **Financial**

- 4.1** Full financial details will be addressed in the Part II Report included on the Agenda.

### **Employment**

- 4.2** There are no employment issues to report

### **Legal (Including Equalities)**

- 4.3** There are no legal issues directly linked to this report, however if Cabinet resolves to award the contract having considered the linked Part II report later on the agenda, authority will be sought for the Monitoring Officer/ Head of Legal and Democratic Services to draft and execute the contract on behalf of the Council . All works will be carried out in accordance with Building Regulations and the Construction Design and Management Regulation 2015.
- 4.4** In terms of equalities, there will be limited training opportunities offered as part of the scheme and the successful tenderer will have to demonstrate employment policies commensurate with the Council's principles on equality.

## **5. Background Papers**

None.