

MUNICIPAL YEAR 2018/2019 REPORT NO.

ACTION TO BE TAKEN UNDER DELEGATED AUTHORITY

OPERATIONAL DECISION OF:
Executive Director
Place

Agenda – Part: 1

KD: 4812

**Subject: Decent Homes Work to
Properties in Waltham Cross**

Wards: Out of Borough – Waltham Cross

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1. EXECUTIVE SUMMARY

- 1.1 This report seeks approval to award a contract for improvement works as part of the Council's Housing Major Works programme.
- 1.1. Five contractors from the Housing Major Works Framework were invited to tender on the basis of single stage selective tender. Three tenders were submitted. The tender that is the most economically advantageous and which complies with the tender quality requirements of the Council is recommended.
- 1.2. Recommendation is given for Decent Homes works to 71 street properties including additional kitchen and bathroom renewal and rewiring to those properties requiring these works.
- 1.3. The Contract Administration will be managed internally with the support of an externally appointed Quantity Surveyor.

2. RECOMMENDATIONS

- 2.1. That the proposed scheme is to be funded from the Housing Capital Programme.
- 2.2 That approval is given to accept the most economically advantageous tender complying with the tender requirements of the Council submitted by Contractor 1 (see Part 2 for details).

3. BACKGROUND

- 3.1. The scheme is part of Enfield's Major Works Programme.
- 3.2. The scheme consists of roofing and window renewal works to 71 street properties including additional Kitchen and Bathroom renewal and rewiring to those properties requiring these works.
- 3.3. The 71 addresses are all 2, or 3 bedroomed terraced houses, all tenanted and are spread across 5 roads in Waltham Cross
- 3.4 The locations are as follows:

Street	2 Bedroom	3 Bedroom	Total
Cameron Drive	4	7	11
Hurst Drive	8	4	12
Raglan Avenue	18	6	24
Sterling Avenue	12	2	14
Park Lane	4	6	10
Totals	46	25	71

- 3.5 Preparation of the tender and administration of the tender process was completed internally.

4. ALTERNATIVE OPTIONS CONSIDERED

- 4.1 Not undertaking Decent Homes works would leave these homes not meeting the Decent Homes standard. The Council is looking to meet 100% Decent Homes compliance and by investing in these properties will work towards this target.
- 4.2 Failure to undertake the works would leave tenants in sub-standard housing and diminish the fabric of the stock resulting in longer term repair costs and reduced asset value.

5. REASONS FOR RECOMMENDATIONS

- 5.1 All contractors who tendered for this project have fulfilled the Council's criteria for undertaking this type and value of work.
- 5.2 The recommended contractor has submitted the lowest tender and has been judged capable of complying with the specification.

6. COMMENTS FROM OTHER DEPARTMENTS

6.1 Financial Implications

The costs are included in the HRA capital programme and funded from capital resources.

6.2 Legal Implications

- 6.2.1 The contents of this report constitute a Key Decision as the recommendation to accept the recommended tender for the works will lead to capital expenditure exceeding £250,000. This item has been included in the Key Decision List reference KD4812. Once approved the decision to proceed will be subject to the usual five days call-in period.
- 6.2.2 The Council has the power to alter, repair or improve its housing stock in accordance with Section 9 of the Housing Act 1985. Under section 20 of the Landlord and Tenant Act 1985, the Council as landlord has the ability to recharge leaseholders for major works via service charges, provided that there has been appropriate consultation pursuant to the Service Charges (Consultation Requirements) (England) Regulations 2003 (SI 2003/1987). The Council further has power under Section 111 of the Local Government Act 1972 to do anything which is calculated to facilitate, or is conducive or incidental to, the discharge of any of its functions. Additionally, the Council is empowered to enter into contracts for the discharge of its legal powers (section 1 Local Government (Contracts) Act 1997). The Council moreover has a general power of competence under section 1(1) of the Localism Act 2011 to do anything that individuals generally may do, provided it is not prohibited by legislation and subject to Public Law principles.
- 6.2.3 Five contractors were selected from The Housing Major Works Framework to tender for the opportunity, on the basis of single stage selective tender. The use of a compliant framework agreement is permitted under the Council's Contract Procedure rules. The Client has confirmed that the tender procedure was carried out in accordance with the terms of the Framework, the project manager having been involved with and has monitored the process from inception.
- 6.2.4 Throughout the engagement of the service provider, the Council must comply with its obligations with regard to obtaining best value under the Local Government (Best Value Principles) Act 1999.
- 6.2.5 Any resultant legal contracts required in association with this matter must be in a form approved in writing in advance of contract start date and service commencement by the Assistant Director of Legal Services. The works contract terms are in the form of the JCT Intermediate Building Contract with Contractor's Design (2011 Edition) as amended and approved by Trowers & Hamlin.

6.2.6 Given the proposed contract value for the works, the sealing requirements of the CPR rule 18.3 must be complied with (including attestation by or on behalf of the Assistant Director of Legal Services).

6.2.7 Also, in view of the proposed contract value for the works exceeding £250,000, a performance bond will be required on behalf of the Contractor and must be executed and received before work starts on site.

6.3 Property Implications

6.3.1 Not Applicable

6.4 Leaseholder Implications

6.4.1 Not Applicable

7.0 KEY RISKS

7.1 By not undertaking the works the Council will not be maintaining its responsibility to meet the government's Decent Homes target.

7.2 Tenants have not had Decent Homes works undertaken for many years which causes complaints about poor condition and maintenance of the effected components.

7.3 The Council will incur increased costs due to the deterioration in condition of its asset base.

8.0 IMPACT ON COUNCIL PRIORITIES – CREATING A LIFETIME OF OPPORTUNITIES IN ENFIELD

8.1 Good homes in well-connected neighbourhoods

The proposed works will enhance the fabric and appearance of the Council's properties and provide better facilities to the residents. Undoubtedly, the proposed scheme will assist in meeting the Council's objectives by providing economically successful and socially inclusive communities

8.2 Sustain strong and healthy communities

The new roofs, and double-glazed windows will reduce heat loss and achieve noise reduction. In addition, the improvements will have positive impact on the energy performance of the Council's stock. Products specified and materials used will be sustainable and energy efficient. The contractor and manufacturers are required to have a stringent Environmental Policy in place. All contractors' party to the Framework agreement are bound to participate in joint initiatives with the client and each other to establish Employment and Training

Contracts so as to secure continuity of employment opportunities, co-ordinated training opportunities and sponsored college placements.

The client will employ a training co-ordinator who will work alongside the contractors to ensure the successful completion of training contracts, apprenticeships and any other employment opportunities pursuant to any call off contract. The training co-ordinator is funded by the contractors.

8.3 Build our local economy to create a thriving place

The project promotes Key Council values and places emphasis on residents' empowerment and participation through involving residents' groups in the consultation process from inception to completion. The scheme addresses the Council's objective by involving the public in the decision-making process and help them play an active role in their local neighbourhoods.

9.0 EQUALITIES IMPACT IMPLICATIONS

- 9.1 It is not deemed relevant or proportionate to carry out an equality impact assessment/analysis for the approval of the tender that represents the lowest price and complies with the tender requirements of the Council for external repairs as part of the Council's major works Programme.

10.0 PERFORMANCE AND DATA IMPLICATIONS

- 10.1 The works will benefit 71 properties which will be made decent, hence allowing the Council to meet its obligations under the Best Value Performance Indicator (BVPI) namely BVPI 184b and BVPI 74a.

11.0 HEALTH AND SAFETY IMPLICATIONS

- 11.1 All construction work falls under the Construction (Design & Management) Regulations 2015. A project of this size also qualifies for notification to the Health and Safety Executive and the Council's appointed representative has sent this to the HSE. Health and safety considerations for this type of project include welfare facilities until the end of the project, various audits, inspections and reviews by both in-house and third-party professionals. The passage of accurate and specific information is also critical and this will include asbestos survey reports in the form of an asbestos register leading to specific refurbishment surveys, fire risk assessments and any significant design changes.

- 11.2 A substantial amount of planning involving various agencies goes into the pre-construction phase e.g. the taking over of land, which is adequate in both size and location for site offices/welfare facilities. Asbestos surveys

will be carried out before the planned start date for the works, to avoid delay to the commencement of building works.

12.0 PUBLIC HEALTH IMPLICATIONS

- 12.1 The Decent Homes Works scheme seeks to modernise council stock by providing structurally sound, thermally efficient and modern facilities
- 12.2 The completed works will provide a warmer, more energy efficient stock through the installation of double-glazed windows.
- 12.3 The Energy Saving Trust (EST) estimate that new double-glazed windows can save between £95 and £223 a year hence reducing fuel poverty across the borough's existing stock.
- 12.4 A recent study undertaken by Nottingham City Council on the impact of its Decent Homes programme revealed some of the benefits and they are as follows:
 - Improve children's respiratory health.
 - Improve mental health by relieving excess cold.
 - Tackle fuel poverty.
 - Reduce accidents within properties.
 - Reduce hospital admissions due to falls.
 - Reduce theft.

13 Background Papers

None