

REPORT TO CABINET

18 April 2018

Subject:	Neighbourhood Improvement Programme – Internal Improvements
Presenting Cabinet Member:	Councillor Kerrie Carmichael – Cabinet Member for Housing
Director:	Executive Director - Neighbourhoods - Dr Alison Knight Director - Housing and Communities - Alan Caddick
Contribution towards Vision 2030:	
Key Decision:	Yes
Forward Plan (28 day notice) Reference:	SMBC14/04/2018
Cabinet Member Approval and Date:	Councillor Kerrie Carmichael – 15/03/18
Director Approval:	Dr Alison Knight Alan Caddick
Reason for Urgency:	Urgency provisions do not apply.
Exempt Information Ref:	Exemption provisions do not apply
Ward Councillor (s) Consulted (if applicable):	Ward councillors have not been consulted
Scrutiny Consultation Considered?	Scrutiny have not been consulted
Contact Officer(s):	Steve Greenhouse – Service Manager, Asset Management and Maintenance steve_greenhouse@sandwell.gov.uk Simon Parry – Business Manager, Contract Procurement and Improvement Programmes simon_parry@sandwell.gov.uk

DECISION RECOMMENDATIONS

That:

1. The Director - Housing and Communities, in consultation with the Executive Director – Resources, be authorised to prepare tendering documentation and to procure, in accordance with the public procurement regulations, the Council's procurement and financial regulations contractors, working on behalf of the Council, to deliver improvements to council housing stock
2. Subject to 1) above, the Director – Monitoring officer enter into or execute under seal any documentation in relation to the award of the contract.

1 PURPOSE OF THE REPORT

- 1.1 To seek approval to procure and award contracts to contractors to deliver improvements to the Council's Housing Stock.

2 IMPLICATIONS FOR SANDWELL'S VISION

- 2.1 *People, Ambition 3 – Our workforce and young people are skilled and talented, geared up to respond to changing business needs and to win rewarding jobs in a growing economy*
- 2.2 The delivery of this contract will support investing in businesses, people and jobs that will create wealth and tackle poverty. It will also actively promote Think Sandwell with the inclusion of apprenticeships and training opportunities within the contractual arrangements.

3 BACKGROUND AND MAIN CONSIDERATIONS

- 3.1 This report seeks the approval to procure and enter into contract with Contractors to carry out internal improvements including kitchens, bathrooms, plastering and rewiring improvements to Council Housing Stock across the Borough.
- 3.2 On 18th October 2017 Cabinet approved the Housing Revenue Account (HRA) – Housing Investment Programme report. The report set out a refreshed 10 year HRA investment plan to enable the delivery of new build projects, continue investment into existing stock and communal spaces in our neighbourhoods.

- 3.3 The Council has delivered an internal improvement programme which has seen every property visited over the past 13 years to assess the condition of internal elements such as kitchens, bathrooms, wiring, and heating with orders being raised with contractors to replace these elements where they were found to be old and uneconomic to repair. As a consequence not every element within each property was therefore replaced.

4 THE CURRENT POSITION

- 4.1 We are currently in the final stages of completing previously agreed programmes for improvements to the stock. On 27th July 2016 Cabinet approved an extension to the existing framework with Vinci Construction Limited Wates Construction and Lovell Partnerships. As part of the report we had identified properties, which through the delivery of the programme, have not received improvements due to either refusal or no access. It is scheduled to complete the remaining properties, subject to access, by June 2018.
- 4.2 Within the Housing Investment report to Cabinet in October 2017 the approved Asset Management Strategy set out to provide people with properties they want, in neighbourhoods they can be proud of and all of this is underpinned by, well designed maintenance and repair strategies.
- 4.3 The delivery of improvements to the Sandwell Standard was a direct response to the Government's Decent Homes Standard and as such has largely modernised and improved the internal elements of properties discussed above. However not every element within each property was therefore replaced.
- 4.4 This new contract is seeking a contractor to deliver internal improvements where identified for replacement throughout the Council owned Housing Stock.
- 4.5 The identification of works will be demand driven by tenants with each property inspected and assessed to identify if repair or replacement is required.

5 CONSULTATION (CUSTOMERS AND OTHER STAKEHOLDERS)

- 5.1 Information regarding the scope, running order and choices available will be shared with tenants on a one to one basis, Local Members will be updated as we deliver the works and general information will be contained in future publications of the Sandwell Herald and our social media platforms.

6 ALTERNATIVE OPTIONS

- 6.1 The alternative is to not invest in our Council Housing Stock which in turn may lead to dissatisfaction from existing and potential new tenants as well as disrepair and additional burden on the Housing Revenue Account.

7 STRATEGIC RESOURCE IMPLICATIONS

- 7.1 The value of works contained within the contract is anticipated to be £1.500 million per annum with one contractor delivering works over a 4 year contract period.
- 7.2 The contract values to be procured and delivered are included within the Neighbourhood Improvement budget head as set out in Appendix 1 of the Housing Revenue Account – Housing Investment Programme Report approved by Cabinet in October 2017. This contract will be funded from the Neighbourhood Improvement budget with an annual value of £15.036m.

8 LEGAL AND GOVERNANCE CONSIDERATIONS

- 8.1 Advice will be taken from the Council's Procurement Strategy Officer and Legal Services to ensure that the Council's Procurement and Contract Procedure Rules are complied with.
- 8.2 The provisions of the Public Services (Social Value) Act 2012 will be incorporated into the tender documentation and will be monitored through the delivery of the Contract. Typically this will give opportunities for training and employment, community and or school based activities and work experience.

9 EQUALITY IMPACT ASSESSMENT

- 9.1 Compliance with the various provisions of equality legislation is contained within the terms and conditions of contract that will be entered into. The contract will be monitored to ensure compliance.

10 DATA PROTECTION IMPACT ASSESSMENT

- 10.1 The collection and sharing of data with the successful contractor will be in accordance with the General Data Protection Regulation (GDPR) which comes into force on 25th May 2018.

11 CRIME AND DISORDER AND RISK ASSESSMENT

- 11.1 There are no crime and disorder issues needed to be considered as part of this report.

12 SUSTAINABILITY OF PROPOSALS

12.1 There are no sustainability implications arising from this proposal.

13 HEALTH AND WELLBEING IMPLICATIONS (INCLUDING SOCIAL VALUE)

13.1 The provision of new kitchens and or bathrooms will provide modern facilities designed to meet the individual and family's needs.

14 IMPACT ON ANY COUNCIL MANAGED PROPERTY OR LAND

14.1 The scope of works contained within this contract will complement the HRA Asset Management strategy 2017-2020 as approved by Cabinet in October 2017 by maintaining the Council's Housing Assets across the Borough.

15 CONCLUSIONS AND SUMMARY OF REASONS FOR THE RECOMMENDATIONS

15.1 Across the Council's Housing Stock the previous capital investment programme did not replace all kitchens and bathrooms in every property. These elements will fail over time and this contract proposes to provide contract arrangements for these works and other internal improvements to be undertaken.

15.2 Therefore it's recommended that Cabinet approve the procurement and awarding of the contract to provide these services.

16 BACKGROUND PAPERS

16.1 Report to Cabinet, 18th October 2017 Housing Revenue Account Funded Housing Investment Programme Minute no 167/17 refers.

17 PPENDICES:

None

Dr Alison Knight
Executive Director – Neighbourhoods

Alan Caddick
Director – Housing and Communities