

Procurement of works at Churchfields

Cabinet	18 November 2021
Report Author	Sally O'Sullivan, Tenant and Leaseholder Services Manager
Portfolio Holder	Cllr Jill Bayford, Cabinet Member for Housing & Community Services
Status	For Decision
Classification:	Unrestricted
Key Decision	Yes
Reasons for Key	An Executive Decision that involves incurring expenditure anticipated to be £250,000 or above.
Ward:	Margate Central

Executive Summary:

This report seeks authority for the council to enter into a new contract for works to its housing stock.

The proposed works are for new bin stores and parking at 1 – 13 Churchfields and off High Street, Margate.

The estimated value of the contract is £400,000, as detailed in the report.

Recommendation(s):

Cabinet is asked to agree to:

1. The letting of the contract for the demolition of the existing bin stores and provision of new bin enclosures to 1-13 Churchfields and new parking bay numbers 1-35 behind Churchfields and off the High Street.

Corporate Implications

Financial and Value for Money

Housing Revenue Account revenue and capital budgets are reviewed annually and include provision for improvements to end of life structures that improve the facilities for residents of Council owned properties

There is sufficient funding within the approved HRA capital budget to fund the capital costs set out in this report.

Detailed budgets will be reviewed and amended in line with the actual tendered costs of these works at the earliest opportunity.

Legal

The council, as a landlord of residential buildings, has a statutory responsibility to ensure that they are properly maintained.

Corporate

The council's Corporate Statement sets out its commitment to, 'Improve standards and safety in homes across all tenures.

Equality Act 2010 & Public Sector Equality Duty

Members are reminded of the requirement, under the Public Sector Equality Duty (section 149 of the Equality Act 2010) to have due regard to the aims of the Duty at the time the decision is taken. The aims of the Duty are: (i) eliminate unlawful discrimination, harassment, victimisation and other conduct prohibited by the Act, (ii) advance equality of opportunity between people who share a protected characteristic and people who do not share it, and (iii) foster good relations between people who share a protected characteristic and people who do not share it.

Protected characteristics: age, sex, disability, race, sexual orientation, gender reassignment, religion or belief and pregnancy & maternity. Only aim (i) of the Duty applies to Marriage & civil partnership.

This report relates to the following aim of the equality duty: -

- To advance equality of opportunity between people who share a protected characteristic and people who do not share it.

The council's tenants and leaseholders include residents that have protected characteristics as set out in the Public Sector Equality Duty.

The completion of the works set out in this report will benefit all tenants and leaseholders, including those with protected characteristics.

CORPORATE PRIORITIES

This report relates to the following corporate priorities: -

- Communities

1.0 Introduction and Background

1.1 The council owns approximately 3,400 tenanted and leasehold homes. All costs, investment and income for these homes is managed with the council's Housing Revenue Account, and budgets for revenue and capital works are reviewed annually.

1.2 In addition to the annual review of revenue and capital budgets, key decisions are also required for any expenditure that:

- is for works or services that exceed £250,000, or

- is for a contract over a number of years with an expected value in excess of £750,000.

1.3 The letting of the contract detailed in this report is therefore considered to be a key decision.

2.0 Improvements to 1 - 13 Churchfields, Margate

2.1 1-13 Churchfields has three concrete canopies which are past the point of repair and need to be demolished. Fulker Consultancy Limited were formally engaged in January 2018 to conduct a feasibility study and investigate 3 options.

2.2 Residents were consulted on their preference on the following option:

- Demolition of existing canopies and construction of new housing accommodation;
- Demolition of existing canopies and reconstruction on a like for like bases;
- Demolition of existing canopies and provide landscaping option.

A further option was requested to consider additional off street parking around 145-163 High street.

2.3 Outcome of the consultation showed a preference for the demolition of existing canopies and reconstruction on a like for like basis to include storage and bin areas, together with additional off-street parking.

3.0 Procurement

3.1 It is proposed that the council procure a contractor to undertake all works described above.

3.2 The current pre-tender cost projection for the whole project is £400,000.

3.3 The procurement is proposed to be via open tender and will be evaluated upon the most economically advantageous tender (MEAT). The terms of the contract will be under the JCT Minor Works contract 2016.

3.4 The evaluation of tenders will include both quality and cost analysis so that the council can select the more economically advantageous submission.

3.5 As the property includes a number of leasehold flats, the procurement will be subject to a statutory section 20 consultation. This consultation provides leaseholders with the opportunity to comment on the proposed works and method of procurement, and provides for the council to recharge legitimate costs to leaseholders, where these are due under the terms of lease agreements.

4.0 Next Steps

4.1 Two actions will follow if approval is gained:

- Submit an application for planning permission

- Procure a contract for the works set out above

Contact Officer: Sally O’Sullivan, Tenant and Leaseholder Services Manager

Reporting to: Bob Porter, Director of Housing and Planning

Annex List

Annex 1: EIA

Background Papers

N/A

Corporate Consultation

Finance: Chris Blundell (Director of Finance)

Legal: