



<b>REPORT TO:</b>	Office Decision Notice
<b>REPORT OF:</b>	Assistant Director Housing
<b>REPORT AUTHOR:</b>	David Higgs
<b>SUBJECT:</b>	Kitchens and Bathrooms Contract 2023 - 2026
<b>PURPOSE:</b>	To award a contract to D Brown Building Contractors Ltd for the Kitchen and Bathroom upgrades at an estimated annual contract value of £1,200,000 per year for a period of up to 5 years (3+1+1).
<b>KEY DECISION:</b>	Yes
<b>WARD(S) AFFECTED:</b>	All wards
<b>EXEMPT REPORT?</b>	No

#### **SUMMARY**

The Council has a capital programme which includes kitchen and bathroom upgrades to its housing stock. Continuing to invest in kitchens and bathrooms is considered essential to meet the Decent Homes Standard and ensuring our properties are equipped to meet tenants needs.

Following a procurement process, a contract will be awarded to D Brown Building Contractors Ltd to deliver these works for a period of up to 5 years (3+1+1) commencing on the 1<sup>st</sup> of May 2023.

#### **RECOMMENDATIONS**

That the Council awards a contract to D Brown Building Contractors Ltd for the Kitchen and Bathroom Upgrades contract at an estimated annual contract value of £1,200,000 per year for a period of up to 5 years (3+1+1), starting on the 1<sup>st</sup> of May 2023.

#### **REASONS FOR RECOMMENDATIONS**

Following a Mini Competition process (which is fully compliant with UK procurement rules), two tenders were received. All tenders were evaluated independently by three officers in accordance with the evaluation criteria set out in the documents provided to the bidding organisations. Following that evaluation process the tender submitted by D Brown Building Contractors Ltd was the highest scoring tender overall which was based on 60% quality and 40% price.

## **OTHER OPTIONS CONSIDERED**

**Option 1** - Do nothing. Cease to deliver the Kitchen and Bathrooms Upgrade Programme. This would have a detrimental effect on the conditions of the council's housing assets and impact on achieving the required Decent Homes standard. **Option not recommended**

**Option 2** - To award the contract to an alternative contractor. This is not considered to be appropriate because, following the evaluation process, D Brown Building Contractors Ltd submitted the most economically advantageous tender. **Option not recommended**

## **1. BACKGROUND**

- 1.1 Kitchens and bathrooms are upgraded on a cyclical capital works programme as part of the Council's ongoing commitment to delivering the Decent Homes Standard. Through an ongoing surveying programme properties are identified to be included within the works delivered each year.
- 1.2 The Council has an existing contract with D Brown Building Contractors Ltd for these works which is due to expire. Therefore, a further procurement exercise has been undertaken to award a new contract to continue with a programme of investment.

## **2. REPORT**

- 2.1 For the Council to continue to deliver kitchen and bathrooms upgrades to its housing stock there is a requirement to procure a new contract. Following a mini competition, two tenders were received. An independent evaluation was conducted by three Officers, scoring on the criteria of 40% price and 60% quality. The outcome of this process determined that D Brown Building Ltd submitted the most economically advantageous tender. To ensure the Council continues to deliver properties that meet the Decent Homes Standard and offer accommodation that meets the needs of current and future tenants, it is recommended that a new contract is awarded.

## **3. CONCLUSION**

- 3.1 To award a contract to D Brown Building Contractors Ltd for a period of up to five years (3+1+1) commencing on the 1st of May 2023.

## **4. EXPECTED BENEFITS TO THE PARTNERSHIP**

- 4.1 There are no specific benefits to be realised by the partnership. However, the effective delivery of a sovereign partner council contract will contribute to the partnership's professional reputation.

## **5. IMPLICATIONS**

### **5.1 SOUTH AND EAST LINCOLNSHIRE COUNCIL'S PARTNERSHIP**

- 5.1.1 There are no noted implications for the partnership.

### **5.2 CORPORATE PRIORITIES**

- 5.2.1 This contract allows the Council to meet Corporate Priority; "Your Home."

### **5.3 STAFFING**

5.3.1 There are no resource implications noted at this time.

### **5.4 CONSTITUTIONAL AND LEGAL IMPLICATIONS**

5.4.1 The procurement of the contract was subject to a mini competition via the EEM Property Maintenance DPS, which includes kitchens and bathrooms and therefore meets requirements under both UK and EU Procurement Law and the Constitution's Contract Procedure Rules.

### **5.5 DATA PROTECTION**

5.5.1 No concerns noted.

### **5.6 FINANCIAL**

5.6.1 These works will be funded to an annual value of £1,200,000 from the HRA Capital programme. This budget is subject to annual approval.

### **5.7 RISK MANAGEMENT**

5.7.1 None noted.

### **5.8 STAKEHOLDER / CONSULTATION / TIMESCALES**

5.8.1 Informal consultation has been undertaken with relevant Portfolio Holders.

### **5.9 REPUTATION**

5.9.1 It is considered that by delivering these kitchen and bathroom upgrades it will have a positive impact on our tenants lives. In meeting the Council's aspiration to become a landlord of choice, continuous investment in our housing stock will ensure our homes continue to meet the needs of a diverse range of customers.

### **5.10 CONTRACTS**

5.10.1 The Contract will be awarded under a JCT Measured Works 2016 contract.

### **5.11 CRIME AND DISORDER**

5.11.1 None noted.

### **5.12 EQUALITY AND DIVERSITY/ HUMAN RIGHTS/ SAFEGUARDING**

5.12.1 In delivering the works under this programme we seek to exceed the minimum standards required under the Governments Decent Homes standard.

### **5.13 HEALTH AND WELL BEING**

5.13.1 Improving tenant's homes has well-being benefits, for those identified in the programme who agree for the works to be undertaken.

### **5.14 CLIMATE CHANGE AND ENVIRONMENTAL IMPLICATIONS**

5.14.1 None noted.

## **6. ACRONYMS**

- 6.1 EEM – Efficiency East Midlands  
DPS – Dynamic Purchasing System  
JCT – Joint Contract Tribunal

**APPENDICES**

None

**BACKGROUND PAPERS**

No background papers as defined in Section 100D of the Local Government Act 1972 were used in the production of this report.

**CHRONOLOGICAL HISTORY OF THIS REPORT**

A report on this item has not been previously considered by a Council.

**REPORT APPROVAL**

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**FINANCE PROFORMA**

PROFORMA FOR APPROVAL OF THE RELEASE OF RESOURCES

(CAPITAL AND REVENUE BUDGETS)

FROM: Assistant Director Housing

THIS PROFORMA PROVIDES THE FINANCIAL IMPLICATIONS  
IN RESPECT OF THE ATTACHED

REPORT: Kitchens and Bathrooms Contract 2023 - 2026

REPORT DATE:

<b>OPTION 1</b>	£ Year 1 2023/24	£ Year 2 2024/25	£ Year 3 2025/26	£ Year 4 2026/27	£ Year 5 2027/28
<b>Capital</b>	1,200,000	1,248,000	1,297,000	1,348,000	1,400,000
<b>Total Capital Cost</b>	1,200,000	1,248,000	1,297,000	1,348,000	1,400,000

**Funding required:**

Total capital cost      £1200000

Revenue cost      £

**Considered by:**

Enter committee here

Enter Council or  
Cabinet/Executive here

**Date:**

**Financial Services Comments**

**Risk**

**Procurement**

**Value for Money Efficiency**

This FP is valid for 3 months from FP date	If this FP is no longer required please advise Finance	If there are changes to the original report it may invalidate this document, it must be reviewed by Finance.