



REPORT TO:	Officer Decision Notice
REPORT OF:	Assistant Director - Housing
REPORT AUTHOR:	Technical Contracts Officer
SUBJECT:	uPVC window and door replacement contract 2023 - 2026
PURPOSE:	To award a contract to Clearview Glaziers Co. Ltd for the planned replacement of uPVC windows and Doors at an estimated annual contract value of circa £900,000 per year for a period of up to 5 years (3+1+1) as detailed in 5.6.1.
KEY DECISION:	Yes
WARD(S) AFFECTED:	All wards
EXEMPT REPORT?	N

SUMMARY

The Council has a capital programme which includes planned uPVC window and door replacements to its housing stock. Continuing to invest in uPVC windows and doors is considered essential to meet: -

- The Government target for social housing providers to increase the energy efficiency of their homes by achieving an EPC C rating by 2030.
- The Decent Homes Standard.
- To continue to meet its ongoing Corporate Priority; "Your Home."
- To ensure our properties are equipped to meet tenants needs.

Following a procurement process, a contract will be awarded to Clearview Glaziers Co. Ltd to deliver these works for a period of up to 5 years (3+1+1) commencing on the 1st September 2023.

RECOMMENDATIONS

That the Council awards a contract to Clearview Glaziers Co. Ltd for uPVC window and door replacements at an estimated annual contract value of circa £900,000 per year for a period of up to 5 years (3+1+1), starting on the 1st September 2023 as detailed in 5.6.1.

REASONS FOR RECOMMENDATIONS

Following an open tender process (which is fully compliant with UK procurement rules), four 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 (40% price, 60% quality).

Following that evaluation process the tender submitted by Clearview Glaziers Co. Ltd was the highest scoring tender overall.

OTHER OPTIONS CONSIDERED

Option 1 - Do nothing. This is not considered a viable option, by failing to carry out planned replacements this will result in a need to continue to undertake ad hoc repairs and replacements to life expired windows and doors. The replacement of life expired windows and doors will contribute to the Council meeting the Government's targets to achieve an EPC C rating in every property by 2030. **Option not recommended.**

Option 2 - Award the contract to an alternative contractor – This is not considered to be appropriate because, following the evaluation process, Clearview Glaziers Co. Ltd submitted the most economically advantageous tender. **Option not recommended.**

1. BACKGROUND

- 1.1 uPVC windows and doors are replaced on a cyclical capital works programme as part of the Councils ongoing commitment to delivering the Decent Homes Standard.
- 1.2 The Decent Homes standard is a minimum standard which no social housing should fall below. If any components within the property are old and need replacing, or require immediate major repair, then the dwelling is not in a reasonable state of repair and remedial action is required. A component is defined as 'old' if it is older than its standard lifetime.

The lifetime of a uPVC window is determined to be 30 years and we now have a number of windows that have reached this age due to the earliest installs being carried out in 1993/94. It is therefore considered necessary to have a window replacement contractor procured to complete the required programme of improvements.

Once a property is added into a programme, a joint visit is undertaken by the appointed contractor and an SHDC surveyor. This visit is to;

- Establish if the upgrade/replacement is required

- The level of works that are required
- To create plans/ drawings and to
- Liaise with the tenants regarding start dates and colour choices of doors.

1.3 The Social Housing (Regulation) Act 2023 has now received royal assent. This has given the Regulator of Social Housing authority to consult on a new set of proactive consumer standards. Under the proposed decency standard, the council is required to evidence the following requirement: *Registered providers must ensure that tenants homes meet the standard set out in section five of the governments Decent Homes Guidance and continue to maintain their homes to at least this standard.* The Council does not have an existing contract for these works. Therefore, a procurement exercise has been undertaken to award a new contract to commence this programme of investment to ensure continued compliance with the above standard.

2. REPORT

- 2.1 For the Council to continue to deliver uPVC window and door replacements to its housing stock there is a requirement to procure a new contract. Following an open tender process, four 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 Clearview Glaziers Co. Ltd submitted the most economically advantageous tender.
- 2.2 To ensure the Council meets the Government target for social housing providers to increase the energy efficiency of their homes by achieving an EPC C rating by 2030, the Decent Homes Standard, to continue to meet its ongoing Corporate Priority; “Your Home” and ensuring our properties are equipped to meet tenants needs. It is recommended that this new contract is awarded.

3. CONCLUSION

- 3.1 To award a contract to Clearview Glaziers Co. Ltd for uPVC window and door replacement contract for a period of up to 5 years (3+1+1), starting on the 1st September 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 The award of this contract will assist the Council to meet the Government target for social housing providers to increase the energy efficiency of their homes by achieving an EPC C rating by 2030, the Decent Homes Standard, to continue to meet its ongoing Corporate Priority; “Your Home” and ensuring our properties are equipped to meet tenants needs.

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 an open tender process managed by PSPS and therefore meets requirements under both UK 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 from the HRA Capital programme as detailed below. This budget is subject to annual approval.

£ Year 1	£ Year 2	£ Year 3	£ Year 4	£ Year 5
2023/24	2024/25	2025/26	2026/27	2027/2028
908,000	912,000	914,000	916,000	953,000

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 uPVC window and doors replacements on a planned basis, this 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 [MW2016].

5.11 CRIME AND DISORDER

5.11.1 None noted.

5.12 EQUALITY AND DIVERSITY/ HUMAN RIGHTS/ SAFEGUARDING

5.12.1 None noted.

5.13 HEALTH AND WELL BEING

5.13.1 Government advice indicates that by improving a properties EPC rating to a minimum of C. Temperatures are increased. Relative humidity, costs and mould are reduced. This planned programme of windows and door replacements will assist the Council in achieving an EPC C rating in its properties.

These changes will have a positive impact on residents by improving their health and well-being resulting in a lower utilisation of healthcare services.

5.14 CLIMATE CHANGE AND ENVIRONMENTAL IMPLICATIONS

5.14.1 This contract will have a direct positive impact on the Council reducing its carbon footprint by making our properties more energy efficient in line with the minimum requirements of 2030. The works will also benefit the tenants by being more comfortable and making homes more affordable.

6. ACRONYMS

6.1 JCT – The Joint Contracts Tribunal.

PSPS – Public Sector Partnership Services Limited.

EPC - Energy Performance Certificate.

HRA- Housing Revenue Account.

APPENDICES

None.

BACKGROUND PAPERS

None.

CHRONOLOGICAL HISTORY OF THIS REPORT

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

REPORT APPROVAL

Report author:	David Higgs David.Higgs@sholland.gov.uk
Signed off by:	Jason King jasonking@sholland.gov.uk
Approved for publication:	Assistant Director Housing

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: uPVC window and door replacement contract 2023 - 2026

REPORT DATE:

OPTION 1	£ Year 1 2023/24	£ Year 2 2024/25	£ Year 3 2025/26	£ Year 4 2026/27	£ Year 5 2027/2028
Revenue	908,000	912,000	914,000	916,000	953,000
Total capital cost	908,000	912,000	914,000	916,000	953,000

*Allowance of 6% for inflation.

Funding required:

Total capital cost £2,734,000 over 3
years
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.