



SOUTH
KESTEVEN
DISTRICT
COUNCIL



Cabinet

12 March 2024

Councillor Phil Dilks

Cabinet Member-Housing & Planning

Contract Award Earlesfield Refurbishment Project

Report Author

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Purpose of Report

To seek approval to enter into a contract with United Living to complete the works associated with the Earlesfield Refurbishment Project. The contract will be awarded via the Fusion 21 Framework for a period of 12 months commencing 1 April 2024.

Recommendations

It is recommended that Cabinet:

- Approve the award of a contract to United Living to complete the works associated with the Earlesfield Project for a period of 12 months with a contract value of £2.4m.**

Decision Information	
Is this a Key Decision?	Yes
Does the report contain any exempt or confidential information not for publication?	No
What are the relevant corporate priorities?	Housing that meets the needs of all residents Healthy and strong communities
Which wards are impacted?	Grantham only.

1. Implications

Taking into consideration implications relating to finance and procurement, legal and governance, risk and mitigation, health and safety, diversity and inclusion, safeguarding, staffing, community safety, mental health and wellbeing and the impact on the Council's declaration of a climate change emergency, the following implications have been identified:

Finance

- 1.1 The cost of these works will be met from the approved budget for the HRA capital programme.

Reviewed/Completed by: Alison Hall-Wright, Deputy Director (Finance & ICT) and Deputy S151 Officer

Procurement

- 1.2 It is confirmed that a fully compliant procurement process has been completed and the Council's Procurement Lead has been consulted throughout the process.

Completed by: Helen Baldwin, Procurement Lead

Legal and Governance

1.3 There are no significant legal and governance risks arising from the report which are not already reflected elsewhere in the report, particularly in relation to procurement and compliance with the Council's Contract Procedure Rules.

Completed by: Graham Watts, Assistant Director (Governance and Public Protection) and Monitoring Officer

Risk and Mitigation

1.4 Any risks will be monitored as part of the contract management process.

Completed by: Tracey Elliott, Governance and Risk Officer

Health and Safety

1.5 As part of the tender documentation, a comprehensive Pre-Construction Information document was provided for the contractor to consider the aspects of health & safety associated with the works.

1.6 When the contract is awarded to the successful bidder, a Construction Phase Plan will be requested/provided by the Principal Contractor, and this will detail how all the health & safety risks associated with the construction phase will be implemented to minimise the risks where possible or eliminate them.

Completed by: Phil Swinton, Emergency Planning and Health and Safety Lead

2. Background to the Report

2.1 The Council has a clear commitment in its Corporate Plan 2024-2027 to ensure that all residents can access housing which is safe, good quality, sustainable and suitable for their needs and future generations.

2.2 The purpose of this report is to seek approval to enter into a contract with United Living for the completion of the refurbishment works in the properties identified on the Earlesfield Estate. The contract will be a direct award through the Fusion 21 Framework and will be for a period of 12 months.

2.3 The current contract with United Living will end on 31 March 2024 and be superseded by this contract as the current scope of works no longer meets the Council's requirements for this project.

2.4 Awarding the contract to United Living will ensure continuity of service as they have an existing network of contractors in the area, and they are familiar with the removal and refurbishment process. A revised scope of works has been agreed as part of the contract renewal which clearly defines the responsibilities of the contractor and the council.

- 2.5 The initial project identified 119 properties requiring refurbishment works and it is anticipated that works will have been completed on 45 properties by 31 March 2024.
- 2.6 The identified properties contain asbestos materials which can lead to significant issues when completing repairs and refurbishment works. As part of this project all asbestos materials will be removed which will mean that dwellings are safe for the residents and the refurbishments works that are being completed will mean that the properties will not require improvement works for a considerable amount of time.

3. Key Considerations

- 3.1 That the existing dwellings have asbestos materials located within them which could potentially pose a risk to the residents and contractors completing works on the properties.
- 3.2 Refurbishment and repair works have become increasingly difficult due to the presence of the asbestos materials and as such improvement works have been challenging to complete. Typically, this has resulted with the tenant needing to be moved out of their home to allow for works to be completed safely or works being left until the property becomes void.

4. Other Options Considered

- 4.1 The Council could go out to formal tender for the contract, but this would delay the completion of the works on the properties.

5. Reasons for the Recommendations

- 5.1 The direct award to the contractor through the Fusion 21 Framework is a compliant procurement route and is the most expedient way to continue with the asbestos removal and refurbishment works that the contractor has already commenced with. This will minimise disruption to the tenants and ensure that the project is completed. The contractor has an existing network of contractors in the area, and they are familiar with the removal and refurbishment process.

6. Consultation

- 6.1 Both the Council and the contractor are engaging with the residents who are affected by the works on a frequent basis to ensure they are kept informed on the progress of the works.