



Contract Award for Kitchen and Bathroom Replacements in Council Social Housing Dwellings

Report Author

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Purpose of Report

To approve the award of a contract to Gratton Construction Ltd for the replacement of kitchens and bathrooms in Council owned social housing dwellings. The contract would be awarded for an initial period of 2 years with an option to extend for a further 1 plus 1 year.

Recommendations

Cabinet is recommended to approve the award of a contract to Gratton Construction Limited for the replacement of kitchen & bathrooms in South Kesteven District Council social housing dwellings with an annual contract value up to £1.325m for a period of 2 years with the option to extend for a further 1 year plus 1 year.

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Does the report contain any exempt or confidential information not for publication?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 Effective council
Which wards are impacted?	All

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 and Procurement

- 1.1 The 2024/25 approved HRA Capital programme includes a budget of £1.843m for replacement kitchens and bathrooms and a total indicative budget for 2025/26 – 2026/27 of £3.609m which can be used to fund the cost of this contract

Completed by: Richard Wyles, Deputy Chief Executive and 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 implications 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: Mandy Braithwaite, Legal Executive

Risk and Mitigation

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

Completed by: Tracey Elliott, Governance & Risk Officer

Health and Safety

- 1.5 As part of the tender documentation, a comprehensive Pre-Construction Information document was provided for all bidders to review and consider the aspects of health & safety associated with the proposed roofing contract.
- 1.6 When the contract is awarded to the successful bidder, a Construction Phase will be requested and must be provided prior to works commencing 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 or where possible or eliminate them. This will be monitored regularly through the management of the contract

Completed by: Phil Swinton Health, Safety and Compliance Manager

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 Gratton Construction Ltd for the replacement of kitchens and bathrooms in South Kesteven District Council's housing stock. The contract would be awarded for an initial period of 2 years with an option to extend for a further 1 year plus 1 year.
- 2.3. The Council is in the process of completing stock condition surveys on its Council Housing stock, the surveys will identify properties which require replacement kitchen and/or bathrooms as they have reached the end of their life.
- 2.4. The procurement opportunity was tendered as a mini competition using a framework run by Efficiency East Midlands (EEM), for Property Improvements and Decarbonisation EEM0056. An Expression of Interest was issued to all suppliers on the framework and interested suppliers were invited to submit a bid for the opportunity.
- 2.5. The Tender was made up of two questionnaire sets: one questionnaire for the selection criteria questions, and one for award criteria questions. The award criteria questions were evaluated as follows:

Evaluation	Weighting
Quality	60%
Price	40%

- 2.6. An evaluation panel was constructed to ensure that individuals assigned to evaluate questions were the most suitable and relevant to the criteria being examined, based upon qualifications and experience. Each question was evaluated by at least two evaluators and their scores, and comments recorded.
- 2.7. Following the completion of the evaluation process, a moderation meeting was held by Welland Procurement on the 12 September 2024. This was attended by both the evaluators and Welland Procurement to review the scores and also to ensure that the scoring had been consistent and the key points in each question

had been accounted for. As the scoring was consistent between the evaluators, average scoring was not used.

- 2.8. Following the completion of the evaluation and moderation process the scores awarded to the participants were as follows:

Rank	Bidder	Overall Score
1	Gratton Construction Ltd	84.48%
2	Bidder 2	78.01%

- 2.9. It is therefore recommended that the contract is awarded to Gratto Construction Ltd for the provision of replacement kitchens and bathrooms in the Council's Housing Stock.

3. Key Considerations

- 3.1. Key areas for consideration are that replacing end of life kitchens and/or bathrooms in Council properties will support the Council with meeting the Decent Homes Standard. The procurement has gone through a formal process and established a competitive outcome with a best value for money and quality of product.

4. Other Options Considered

- 4.1 Consideration has been given to the option of maintaining the existing kitchens and bathrooms but this is not a cost effective option in the long term with replacement being inevitable.

5. Reasons for the Recommendations

- 5.1. The proposed contract award has followed a compliant procurement process and shall provide the Council with the appropriate contracts to aid enable it to deliver the commitment to ensure that all residents can access housing which is safe, good quality, sustainable and suitable for their needs and future generations.

6. Appendices

- 6.1 Appendix 1 – Kitchen and Bathroom Award Report