



## Contract Award for Ventilation Services in the Council's Housing Stock

### Report Author

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### Purpose of Report

To approve the award of a contract to Envirovent for the installation and maintenance of ventilation systems in the Council's Housing Stock. The contract would be awarded for a period of 2 years with an option to extend for a further 1 year plus 1 year.

### Recommendations

#### The Cabinet:

- Approves the award of a contract to Envirovent for the installation and maintenance of ventilation systems in dwellings owned by South Kesteven District Council with an annual value of up to £150k 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Does the report contain any exempt or confidential information not for publication?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

Which wards are impacted? (All Wards);

## **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 proposals have been undertaken in accordance with the Council's Contract Procedure Rules and the cost of the works will be met from allocated Technical Services Repairs budget. The current allocated budget is £150,000 p.a, the proposed 4 year- contract total value will be £600,000.

*Completed by: Paul Sutton Interim Head of Finance Deputy s151*

### ***Procurement***

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

*Completed by: Helen Baldwin Procurement Lead*

### ***Legal and Governance***

- 1.3 There are no significant legal or governance implications arising from this report not already referred to in the body of the report or identified within the finance and procurement implications.

A General Exception Notice was produced for this report as it was not present on the Forward Plan with 28 days' notice – the notice is available at the below address and can be printed on request:

<https://moderngov.southkesteven.gov.uk/documents/s44201/Ventilation%20Systems.pdf>

*Completed by: Mandy Braithwaite, Legal Executive*

### ***Health and Safety***

- 1.4 When the contract is awarded to the successful bidder, a Construction Phase 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. This will be monitored through the management of the contract.

*Completed by: Phil Swinton – Emergency Planning and Health & 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 Envirovent for the installation and maintenance of ventilation systems on 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 an additional 1 year plus 1 year.
- 2.3 The Council will be improving the ventilation in a number of the Council owned housing stock as this will ensure positive action is being taken to prevent the build-up of condensation which can lead to issues with damp and mould and difficulties with temperature regulation for thermal comfort.
- 2.4 When the Council receives reports of damp and mould the Damp and Mould Surveyor will work with tenants to produce a survey to identify the actions which need to be taken to provide a lasting resolution.
- 2.5 These actions frequently include improved ventilation which can range from the installation of extractor fans through to Positive Input Ventilation (PIV) systems which continuously draw in fresh air through a filtration system to replace the stale air. These ventilation improvements have proven to be effective and will be installed via this contract.
- 2.6 It is proposed that the procurement opportunity is directly awarded to Envirovent via the Procure Plus, Goods & Materials Framework under Lot 9 Extractor Fans and Ventilation who are currently ranked number 1 for both quality and price. A direct award is permitted as the Council's requirements can be met by the original Framework specification.

## **3. Key Considerations**

- 3.1 Key areas for consideration are that the Council is wanting to improve the ventilation in the Housing stock as this will ensure that the building fabric is maintained.

#### **4. Other Options Considered**

- 4.1 Consideration has been given to the option of installing products via our in-house repairs team, however this is a specialist area where we need to draw on expertise in the marketplace to provide the best outcome for the tenant and our property.

#### **5. Reasons for the Recommendations**

- 5.1 The reason for the recommendation to award the contract to Envirovent is that they are currently ranked number 1 on the framework for both price and quality.