

**ITEM No ...2.....**

**REPORT TO: NEIGHBOURHOOD REGENERATION, HOUSING AND ESTATE MANAGEMENT COMMITTEE – 12 MAY 2025**

**REPORT ON: TENDERS RECEIVED BY HEAD OF HOUSING, CONSTRUCTION & COMMUNITIES SERVICES**

**REPORT BY: EXECUTIVE DIRECTOR OF NEIGHBOURHOOD SERVICES**

**REPORT NO: 140-2025**

**1 PURPOSE OF REPORT**

1.1 This report details the tenders received and seeks approval on acceptance thereof.

**2 RECOMMENDATION**

2.1 It is recommended that the Committee approve the acceptance of the tenders submitted by the undernoted contractor as set out in the report, with the total amount, including allowances detailed in Appendix 1.

**3 FINANCIAL IMPLICATIONS**

3.1 The Executive Director of Corporate Services has confirmed that funding for the above projects is available as detailed on the attached sheet.

**4 SUMMARY OF PROJECTS TENDERED**

4.1 The projects tendered represent reactive workstreams which operate for the whole of each financial year with projects brought forward based on identified and assessed need, often with input from multiple Council service areas.

The following tenders have been received by the Housing Service in relation to the projects detailed below:

<b>Project Reference and Description</b>	<b>Contractor</b>
21-543 – Individual Houses – Heating, Kitchen, Bathroom, & Rewire	Construction Services
23-500 – Non-cyclical Roof Replacement	Construction Services
24-17000 - Adaptations	Construction Services

**5 POLICY IMPLICATIONS**

5.1 This report has been subject to the Pre-IIA Screening Tool and does not make any recommendations for change to strategy, policy, procedures, services or funding and so has not been subject to an Integrated Impact Assessment. An appropriate Senior Manager has reviewed and agreed with this assessment.

## **6 CONSULTATIONS**

- 6.1 The Council Leadership Team were consulted in the preparation of this report and are in agreement with its contents.

## **7 BACKGROUND PAPERS**

- 7.1 None

Tony Boyle  
**Executive Director of Neighbourhood Services**

Louise Butchart  
**Head of Housing, Construction & Communities Services**

7 April 2025

**APPENDIX 1**

<b>PROJECT</b>	Individual Houses – Heating, Kitchen, Bathroom & Rewire 2025/26	
<b>PROJECT NUMBER</b>	21-543	
<b>PROJECT INFORMATION</b>	This project involves the replacement of heating systems (full or part), Kitchens, Bathrooms, and Rewiring (full or part) to individual houses identified during the financial year where the works are of a more urgent nature and therefore will not form part of an area-wide contract.	
<b>ESTIMATED START AND COMPLETION DATES</b>	May 2025 March 2026	
<b>TOTAL COST</b>	Contract	£452,500
	Non-Contract Allowances	£10,000
	Fees	£37,500
	<b>Total</b>	<b><u>£500,000</u></b>
<b>FUNDING SOURCE</b>	Capital Plan 2025-30 – Building Resilient and Empowered Communities- Housing HRA Element – Free from Serious Disrepair	
<b>BUDGET PROVISION &amp; PHASING</b>	2025/26	£500,000
<b>ADDITIONAL FUNDING</b>	None	
<b>REVENUE IMPLICATIONS</b>	None	
<b>POLICY IMPLICATIONS</b>	None	
<b>TENDERS</b>	Negotiated project	
	<b>Contractor</b>	<b>Tender Amount</b>
	Construction Services	£452,500
<b>RECOMMENDATION</b>	To approve the tender from Construction Services.	
<b>SUB-CONTRACTORS</b>	TBC	
<b>BACKGROUND PAPERS</b>	None	

<b>PROJECT</b>	Non-Cyclical Roofs 2025/26 - Roof Replacements	
PROJECT NUMBER	23-500	
PROJECT INFORMATION	This project involves the replacement of roof finishes to Housing properties. The full extent of work is determined by survey of each property once the roof is stripped. The individual addresses are identified as they arise throughout the contract period.	
ESTIMATED START AND COMPLETION DATES	May 2025 March 2026	
TOTAL COST	Contract	£588,250
	Non-Contract Allowances	£13,000
	Fees	£48,750
	Total	<u>£650,000</u>
FUNDING SOURCE	Capital Plan 2025-30 – Building Resilient and Empowered Communities- Housing HRA Element – Free from Serious Disrepair	
BUDGET PROVISION & PHASING	2025/26	£650,000
ADDITIONAL FUNDING	None	
REVENUE IMPLICATIONS	None	
POLICY IMPLICATIONS	None	
TENDERS	Negotiated project <b>Contractor</b> Construction Services	<b>Tender Amount</b>  £588,250
RECOMMENDATION	To approve the tender from Construction Services.	
SUB-CONTRACTORS	TBC	
BACKGROUND PAPERS	None	

<b>PROJECT</b>	Adaptations	
<b>PROJECT NUMBER</b>	24-17000	
<b>PROJECT INFORMATION</b>	This project involves the adaptation of individual dwellings to suit the needs of the occupants, normally with input from Occupational Therapy or another Health professional. The adaptations include, but are not limited to, access ramps, showers, wet rooms, and kitchens.	
<b>ESTIMATED START AND COMPLETION DATES</b>	May 2025 March 2026	
<b>TOTAL COST</b>	Contract	£905,000
	Non-Contract Allowances	£20,000
	Fees	£75,000
	<b>Total</b>	<b><u>£1,000,000</u></b>
<b>FUNDING SOURCE</b>	Capital Plan 2025-30 – Building Resilient and Empowered Communities- Housing HRA Element – Miscellaneous	
<b>BUDGET PROVISION &amp; PHASING</b>	2025/26	£1,000,000
<b>ADDITIONAL FUNDING</b>	None	
<b>REVENUE IMPLICATIONS</b>	None	
<b>POLICY IMPLICATIONS</b>	None	
<b>TENDERS</b>	Negotiated project <b>Contractor</b> Construction Services	<b>Tender Amount</b>  £905,000
<b>RECOMMENDATION</b>	To approve the tender from Construction Services.	
<b>SUB-CONTRACTORS</b>	TBC	
<b>BACKGROUND PAPERS</b>	None	