

## ITEM No ...2.....

**REPORT TO: NEIGHBOURHOOD REGENERATION, HOUSING AND ESTATE  
MANAGEMENT COMMITTEE – 2 DECEMBER 2024**

**REPORT ON: SCOPE OF HEATING, KITCHEN, BATHROOMS AND REWIRING**

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

**REPORT NO: 330-2024**

### **1. PURPOSE OF REPORT**

- 1.1 The purpose of this report is to update the scope of the report 132-2024 presented to the Neighbourhood Regeneration, Housing, and Estate Management Committee of 13 May 2024 Article IV Tenders Received by Head of Design & Property refers. This report looks to include rewiring within the programme of works within the identified budget for 2024/25.
- 1.2 The scope of the workstream in individual Council Houses is to include full or partial re-wiring of the property as required. Therefore, approval is sought for amendment of the scope for Individual Houses 2024/25 Heating, Kitchens, Bathrooms and Rewiring.
- 1.3 The amount of the contract sum is to remain as approved at £490,000.

### **2. RECOMMENDATIONS**

- 2.1 It is recommended that the Committee:
  - a) approves that rewiring (partial and full) is included within the Heating, Kitchen, Bathroom and Rewire work package; and
  - b) delegates authority to the Executive Director of Neighbourhood Services to appoint Construction Services to undertake partial or full rewire of individual Council dwellings as may be required in addition to works already approved under the contract sum.

### **3. FINANCIAL IMPLICATIONS**

- 3.1 There are no direct financial implications associated with this report, other than the estimated cost of the contract to be awarded, the sum of which has already been approved in the relevant budget. The total cost of the contract awarded will be a maximum of £490,000. This sum is from the Housing HRA Capital Plan 2024-29 - Building Resilient and Empowered Communities – Modern Facilities and Services – Heating, Kitchen Replacement, Bathroom Upgrades and Full/Partial Rewire.
- 3.2 Spend against the approved sum will be tracked via the capital monitoring process and reported to the City Governance Committee. Any material deviation from approved sum, resulting from the delivery of an increased volume of works, that is above the amount allowed for contingencies, will require further approval from this Committee, before the approved sum is exceeded.

### **4. BACKGROUND**

- 4.1 Construction Services have delivered successful Heating, Kitchen, and Bathroom replacement projects in the past and this amendment to the contract scope to include partial or full re-wiring of individual properties allows for these works to be included where visual survey or Electrical

Inspection Condition Report (EICR) requires the replacement of individual circuits or full re-wiring of the dwelling.

## **5. SOURCING STRATEGY SUMMARY**

- 5.1 The route to market is proposed as a direct award to Construction Services utilising in-house labour resources.
- 5.2 The expected benefits from this contract include rectification of defects in electrical wiring systems in individual dwellings; utilisation of in-house labour resource; elimination of time factor involved in appointing a sub-contractor.

## **6. POLICY IMPLICATIONS**

- 6.1 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.

## **7. CONCLUSION**

- 7.1 It is recommended that approval is given to amend the contract to include partial or full rewiring as set out within this report.

## **8. CONSULTATIONS**

- 8.1 The Council Leadership Team have been consulted in the preparation of this report and agree with its contents.

## **9. BACKGROUND PAPERS**

- 9.1 Report 132-2024 presented to the Neighbourhood Regeneration, Housing, and Estate Management Committee of 13 May 2024: Article IV Tenders Received by Head of Design & Property.

Tony Boyle  
**Executive Director of Neighbourhood Services**

Louise Butchart  
**Head of Housing and Construction**

15 November 2024