

January 2022

Report of	Assistant Director Place and Client	Author	Geoff Beales
Title	Award of a Contract for Flat Roof Replacements – 1-20 Christopher Jolly Court & 1-15 Berefield Way		
Wards affected	Berechurch		

1. Executive Summary

- 1.1 Within the Housing Revenue Account (HRA), the Council owns almost 7,000 affordable homes, benefitting people in need of social housing. The housing stock is managed through an Arm's Length Management Organisation (ALMO), Colchester Borough Homes (CBH). Each year a number of maintenance contracts are procured and managed in accordance with a Housing Investment Programme that keeps these homes in a suitable condition, as part of an ongoing planned approach set from the HRA Asset Management Strategy and 30-year HRA Business Plan.
- 1.2 Colchester Borough Homes has been delivering a continuous programme of roof renewal works to Colchester Borough Council's housing stock. The flat roof works/programme for this particular contract targets two wards within the Borough and contributes towards the thermal efficiency of the properties, reducing heat loss and associated costs, improving Electronic Performance Certificate (EPC) ratings, and providing a better habitable environment for residents and contributing towards the long-term management of residential assets.

2. Recommended Decision

- 2.1 To award a contract to Acclaim Contracts Ltd for the renewal of the flat roof to 1-20 Christopher Jolly Court and the flat roof to 1- 15 Berefield Way, Colchester.

3. Reason for Recommended Decision

- 3.1 The works to these properties improves the quality of life for residents by maintaining and increasing the overall lifetimes of the property, avoiding later risk of leaks and damp, and improving the energy efficiency performance of the homes; all benefitting tenants. The award of the contract for the flat roof renewals has been subject to an open procurement exercise. The recommended bidder has provided the best offer based upon the evaluation of their bid price, qualitative submission, and Social Value offer.

4. Alternative Options

- 4.1 Not to appoint a contractor would have a direct impact on the residents and lead to further deterioration to the structure of these properties which could lead to either, the properties becoming non decent and right to repair or disrepair claim(s) being made by residents
- 4.2 Not to appoint the highest scoring contractor may result in a legal challenge under the Contract Procedure Rules.

5. Background Information

- 5.1 Colchester Borough Homes continue to undertake annual programmes of roof renewal works on the Council's housing stock in order to protect and preserve the asset and these works form part of the 30-year investment plan
- 5.2 These roofs were not previously identified as part of our rolling programme of replacing pitched and flat roofs. In respect of flat roof replacement there have been in excess of 20 flat roofs replaced to date with the potential for an additional 40 plus as part of this programme. These types of roofs have failed in a number of areas and were initially flagged up by our repairs and maintenance team as ongoing issues.
- 5.3 The tendering process was managed by the Colchester Borough Council's Senior Procurement Consultant via the e-tendering system (BiP Solutions Ltd, Delta e-sourcing Portal). The tender opportunity was issued on 18th October 2021 with a return date of 12:00 on 15th November 2021. There were 28 expressions of interest, which translated into 6 bids being received, which were opened 13:30 on the 15th of November 2021.
- 5.4 The work has been fully specified by Colchester Borough Homes in line with current Building Regulations. Tender submissions were sought for the installation of new flat roofs and associated works.
- 5.5 The weighting of the scoring was 40% technical, 50% price and 10% Social Value (submitted via the Social Value Portal). The final results of the evaluation can be found in the confidential Appendix 1 attached to this report.

6. Equality, Diversity and Human Rights implications

- 6.1 Implications for Equality, Diversity and Human Right will be considered in all contracts awards. However, it is generally thought that investment in and the appropriate maintenance the Council's housing stock has overwhelmingly positive implications for tenants and residents of the Borough.
- 6.2 Under the Equality Act 2010, Section 149, a public authority must, in the exercise of its functions, have due regard to the need to:
 - eliminate discrimination, harassment, victimisation, and any other conduct that is prohibited by or under this Act.
 - advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and
 - foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 6.3 The recommendations will have no disproportionate impact on any protected group. The Equality Impact Assessment for the Council's Housing Investment Programme is [here](#).

7. Strategic Plan

- 7.1 The Strategic Plan sets out clearly the Council's priorities. The budget process has been designed to ensure that resources are allocated to meet these priorities.
- 7.2 This decision particularly contributes to the following Strategic Plan 2021-2023 priority areas:

Responding to the Climate Emergency

Reduce carbon emissions to help achieve a zero-carbon footprint for Council services for 2030

Environment and sustainability imbedded in all Council decision making and the adaption and recovery from Covid-19

Tackling the causes of inequality and support our most vulnerable people

Support people to live in healthy homes that meet their needs

Increase the number, quality, and types of homes

Improve existing Council homes to keep them in good repair and improve energy efficiency

Continue to improve and modernise available housing for older people

Prevent households from experiencing homelessness

Work with partners to deliver the 2020-23 Homelessness and Rough Sleeping Action Plan

Intervene early to prevent homelessness and work in partnership with other organisations to sustain people's accommodation

Tackle rough sleeping in the Borough

Enable economic recovery from Covid 19 ensuring all residents benefit from growth

Ensure our Borough becomes stronger post Covid 19 by supporting businesses to recover, adapt and build resilience

Develop opportunities to ensure the new economy is greener, sustainable, and more resilient

Create an environment that attracts inward investment to Colchester help businesses to flourish

Encourage green technologies and innovative solutions to the Climate Emergency

Maximise the social value benefits derived from third party contracts

Ensure the Council's assets continue to contribute to economic growth and opportunity

8. Consultation

- 8.1 Tenants of all housing stock have been consulted as part of a review of the Asset Management Strategy. The Asset Management Strategy includes specific reference to a suitable Procurement Strategy for HIP works.
- 8.2 Consultation has taken place with the existing leaseholders as part of the first stage of the Section 20 process. For secure tenants included in the programme a series of surveys will be undertaken to identify the exact scope of works.

9. Publicity Considerations

- 9.1 All residents are notified of major contract awards via the Resident Newsletter. Affected tenants are notified well in advance of works taking place and consulted about the specific impact on them and their household.

10. Financial implications

- 10.1 The budgets for the Housing Investment Programme were presented to Cabinet on the 26 January 2022 and will be within the 30-year HRA Business Plan and approved budget for 2022-23.

11. Health, Wellbeing and Community Safety Implications

- 11.1 The continuous programme of refurbishment works has positive implications for the specific wards and residents who are having the works undertaken on their respective properties.
- 11.2 Improved buildings and estates reduce anti-social behaviour and crime, improve health and associated outcomes for residents and communities. Recent medical reports have identified, more than ever, that the quality of housing has a significant impact on the health of residents within those properties.

12. Health and Safety Implications

- 12.1 Contractors bidding for these works are expected to demonstrate a strong track record and high level of competence in managing Health and Safety through the procurement process. Health and Safety will be managed on a daily basis by the contractors, although the Council retains its CDM responsibility with the Client and has ultimate responsibilities.

13. Risk Management Implications

- 13.1 A risk register will be created by the winning contractor and actively managed throughout the project. CBH also have their own risk register that they manage on behalf of CBC as project managers.

14 Environmental and Sustainability Implications

- 14.1 The BRE Green Guide lists environmental ratings for various types of flat roof construction and the waterproofing system utilised. Ratings are from E (worst) to A+ (best). The new roof system gives an A + rating.
- 14.2 The level of thermal insulation will be increased to comply with Part L of the Building Regulations, which will help to reduce heat loss and carbon emissions
- 14.3 The flat roof works/programme for this particular contract targets two wards within the Borough and contributes towards the thermal efficiency of the properties, reducing heat loss and associated costs, improving EPC ratings, and providing a better habitable environment for residents and contributing towards the long-term management of residential assets.

Appendices - Appendix 1 – Summary of bidders scores (confidential)

Background papers - none

