

**NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL**

**CABINET – TUESDAY, 13 JUNE 2017**

Title of report	<b>CONTRACT AWARD FOR REFURBISHMENT WORKS TO MARLBOROUGH FLATS</b>
Key Decision	a) Financial Yes b) Community Yes
Contacts	Councillor Roger Bayliss 01530 411055 <a href="mailto:roger.bayliss@nwleicestershire.gov.uk">roger.bayliss@nwleicestershire.gov.uk</a>  Director of Housing 01530 454819 <a href="mailto:glyn.jones@nwleicestershire.gov.uk">glyn.jones@nwleicestershire.gov.uk</a>
Purpose of report	The report requests that Cabinet delegates authority to award the contract for the refurbishment works to Marlborough Flats to the Director of Housing in consultation with the Housing Portfolio Holder.
Reason for Decision	The level of expenditure on this contract exceeds the authority threshold in the Scheme of Delegation.  To improve the quality of the homes and immediate environment to Marlborough Flats in the centre of Coalville.
Council Priorities	Building Confidence in Coalville Homes and Communities
Implications:	
Financial/Staff	Costs to be met from within existing approved budgets
Link to relevant CAT	Not applicable
Risk Management	Management of the contractor's performance by Housing's Asset Management Team, including regular site review meetings between both parties during the delivery of the works.
Equalities Impact Screening	Not applicable
Human Rights	No implications

Transformational Government	Not applicable
Comments of Deputy Chief Executive	Report is satisfactory
Comments of Deputy Section 151 Officer	Report is satisfactory
Comments of Monitoring Officer	Report is satisfactory
Consultees	Tenants of Marlborough Flats
Background papers	None
Recommendations	<b>THAT CABINET DELEGATES AUTHORITY TO AWARD THE CONTRACT FOR THE REFURBISHMENT OF MARLBOROUGH FLATS TO THE DIRECTOR OF HOUSING IN CONSULTATION WITH THE HOUSING PORTFOLIO HOLDER.</b>

## 1.0 BACKGROUND

- 1.1 Marlborough Flats is a three storey flat complex built in 1988 situated in the centre of Coalville. The nine 1 bedroom flats have historically provided general letting accommodation for predominantly single adults.
- 1.2 In recent years, the complex has suffered from issues of anti-social behaviour (ASB) and vandalism from a number of tenants and associated visitors to the building. The building has a poor reputation locally and empty flats have sometimes been hard to let. The Council carried out two evictions in April 2017 to remove tenants on the grounds of ASB. Whilst some limited external improvements have been carried out recently (new boundary fence, marking of car park, new signage), more significant refurbishment is required to make the building fit for purpose.
- 1.3 As part of the Council's commitment to improving Coalville it is intended to undertake refurbishment works to upgrade the building and:
- Improve the building security in general;
  - Reduce disused communal space and expand the floor area of three flats;
  - Maintain the decent homes standard and increase the thermal insulation of all flats;
  - Improve both the external and internal aesthetics of the building.
- 1.4 The proposed refurbishment work received planning approval in December 2016 and upon completion of the works it is intended to rename the block Jackson Court. Confirmation has been received from the Coalville Heritage Society that the Jackson of

Jackson Street was named after Mr James Jackson who was a local businessman after whom it is appropriate to name the building.

1.5 The procurement exercise to undertake these works has now been completed and the contract is to be awarded based on the most economically advantageous tender taking into consideration the following:

- Quality 35%
- Price 65%

## **2.0 PROCUREMENT ROUTE**

2.1 The procurement route was by open tender, using the Council's electronic Vault system. The exercise attracted interest from a wide spectrum of different-sized local and national companies.

2.2 Submissions were evaluated by a Panel of four officers, consisting of the Housing Procurement Project Manager; the Housing Asset Manager, the Housing Senior Quantity Surveyor and the Corporate Procurement and Commissioning Officer.

2.3 The breakdown of the procurement evaluation, the respective bidders' quality scores and the price quoted by the winning bidder are set out in the confidential appendix to this report (Appendix One).

2.4 In order to award the contract in relation to the provision of these refurbishment works with a view to a commencement date of 6 July 2017, Cabinet is requested to delegate authority to the Director of Housing in consultation with the Housing Portfolio Holder.

## **3.0 FINANCIAL IMPLICATIONS**

3.1 Budgetary provision of £135,000 plus a contingency has been allocated in the 2017/18 HRA capital programme for this project.

3.2 The winning bidder's quoted price can therefore be met from within existing budgetary provision.