



AGENDA ITEM: 9

COUNCIL: 19 December 2012

Report of: Borough Solicitor

Relevant Managing Director: Managing Director (Transformation)

Contact for further information: Mr P Holland and Mrs J Denning (Extn. 5384)
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**SUBJECT: PUBLIC SECTOR HOUSING CAPITAL INVESTMENT –
PROCUREMENT OF KITCHEN AND BATHROOM REFURBISHMENT
CONTRACTS**

Wards affected: Borough wide

1.0 PURPOSE OF THE REPORT

1.1 To consider the decision of Cabinet (13 November) in relation to the above and the decision of Executive Overview and Scrutiny Committee (29 November) following Call In of the item.

2.0 RECOMMENDATIONS

2.1 That Minute 39 of the Executive Overview and Scrutiny Committee (29 November), set out in paragraph 4 below and the comments of the Assistant Director Housing and Regeneration set out in paragraph 5, including the list of properties to benefit from new kitchens and bathrooms, identified in Appendix 2 and 3, be noted.

2.2 That the decision of Cabinet (13 November), set out in Paragraph 3 below be noted and resolution B and C of Minute 71 be approved.

3.0 DECISION OF CABINET

3.1 The report of the Assistant Director Housing and Regeneration (Appendix 1) was considered by Cabinet on 13 November, 2012. The minute of Cabinet reads as follows:

“71. PUBLIC SECTOR HOUSING CAPITAL INVESTMENT - PROCUREMENT OF KITCHEN AND BATHROOM REFURBISHMENT CONTRACTS

Councillor Owens introduced the report of the Assistant Director Housing and Regeneration which sought approval to invest in kitchens and bathrooms for some of the Council's public housing stock, commencing the programme of investment over the next five years.

In referring to bathroom refurbishments, Councillor Owens raised the concerns of the Landlord Services Committee over the replacement of baths with showers in ground floor accommodation as some of these properties had been allocated to young families. He submitted a motion in this regard proposing flexibility within the policy.

A copy of minute no. 27 of the Landlord Services Committee held on 7 November 2012 was circulated. A copy of a revised Appendix A was also circulated at the meeting.

In reaching the decision below, Cabinet considered Councillor Owens' comments, the minutes of the Landlord Services Committee, the motion circulated, the revised Appendix A and details set out in the report before it and accepted the reasons contained therein.

- RESOLVED: A. That the Assistant Director Housing and Regeneration be authorised to accept the successful tenders for the provision of both kitchen and bathroom refurbishments (2 separate tenders) for a term of 5 years, based on the tender evaluation methodology detailed in the revised Appendix A.
- B. That, in order to allow the prompt commencement of the extensive kitchen and bathroom contracts, Council be recommended to approve a budget allocation totalling £5.8m to allow for commencement in January 2013 (plus an additional £600K for void property kitchens) including any increase in temporary staffing resource. (This will be included in a further report to Council on 27 February 2013 along with the remainder of the public sector capital investment plans for 2013/14, and as part of the normal budget setting process).
- C. That Council be recommended to approve the policies in respect of kitchen and bathroom replacement as detailed in paragraphs 6.6 and 7.3 with the exception that bathrooms in flats or bungalows with 3 bedrooms or more are excluded from the policy of having baths replaced with showers.”

4.0 CALL IN

4.1 The decision of Cabinet was called in to the meeting of the Executive Overview and Scrutiny Committee on 29 November 2012. The minute of Executive Overview and Scrutiny reads as follows:-

“39. PUBLIC SECTOR HOUSING CAPITAL INVESTMENT - PROCUREMENT OF KITCHEN AND BATHROOM REFURBISHMENT CONTRACTS

Consideration was given to the report of the Borough Solicitor which advised that a decision in relation to the above item (minute 71 refers) had received a call in requisition signed by five members of the Committee. The report set out the reason given for the call in, together with a different decision put forward by the five Members concerned on the requisition notice.

In the ensuing discussion the following comments/questions were noted in relation to:

- Quality of Kitchens to be installed.
- Contribution by tenants to the decision making process.
- Kitchens of void properties – void standard
- Landlord Services Committee (Cabinet Working Group) – role/reporting mechanisms.

The Programme Works Manager attended the meeting and gave an overview of the processes that had led to the selection of the kitchen cabinets supplier and responded to questions referencing details as contained within the Assistant Director Housing and Regeneration report.

The Chairman made an undertaking to speak with the Leader in respect of the points raised by a Member relating to role/reporting mechanisms of the Landlord Services Committee (Cabinet Working Group).

RESOLVED: That the Committee does not wish to ask for a different decision.”

5.0 COMMENTS FROM THE ASSISTANT DIRECTOR HOUSING AND REGENERATION

5.1 The Stock Condition report produced by Savills identified a list of estates requiring kitchens and bathrooms. Officers have visited these estates and prioritised a list of addresses based on need.

5.2 The allocated budget based on estimates for this type of work will I consider to allow at least 918 bathrooms & 850 kitchens to be installed. In accordance with the stock condition survey I propose that the properties identified in Appendix 2 (kitchens) and Appendix 3 (bathroom) be installed. The void kitchens will be identified as and when they are surveyed.

5.3 Tenders for the programme will be received on 13 December 2012, if the prices are competitive, and I believe this will be the case, the estimated number of properties that can benefit from the work may be able to be increased. If this is the case a supplementary list will be provided prior to the council meeting.

- 5.4 For completeness I would like to draw member's attention to the Firbeck Revival Project which was approved in last year's budget. I propose to use the tendered works referred to above to benefit the houses in Firbeck and flats in Firbeck Court as part of the revival process.
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Background Documents

There are no background documents (as defined in Section 100D(5) of the Local Government Act 1972) to this Report.

Equality Impact Assessment

An Equality Impact Assessment is attached at Appendix B to the report of the Assistant Director Housing and Regeneration.

Appendices

1. Report of the Assistant Director Housing and Regeneration.
2. List of properties (kitchens)
3. List of properties (bathrooms).