

ROTHERHAM BOROUGH COUNCIL – REPORT TO CABINET MEMBERS

1.0	Meeting:	CABINET MEMBER FOR SAFE AND ATTRACTIVE NEIGHBOURHOODS
2.0	Date:	31st October, 2011
3.0	Title:	Approval of tender for upgrading & refurbishment works to 21 Reema Hollow Panel & 63 Reema Conclad Properties
4.0	Directorate:	Neighbourhoods and Adult Services

5.0 Summary

To seek authority to accept a tender for the upgrading works to the external envelope of 21 no. Reema Hollow Panel properties and 63 Reema Conclad properties, at various locations in Aston, Whiston and Maltby.

6.0 Recommendations

That the tender submitted by Bramall Construction Ltd, dated 19th September 2011 in the sum of £695,106.00 is accepted.

7.0 Proposals and Details

The project is for upgrading works to the external envelope of 21 no. Reema Hollow Panel properties and 63 Reema Conclad properties, at various locations in Aston, Whiston and Maltby.

This report covers approval of a contract for the above works.

A formal request to seek tenders for the works was received from Ian Smith, Technical Client Officer, Neighbourhood Investment Service. RMBC.

Five contractors were invited to tender at the request of Ian Smith following discussions with the Building Surveyor. Tender prices were as follows:

- 1) £695,106.00 – Bramall Construction Ltd
- 2) £714,573.19 – Mansells
- 3) £748,348.32 – George Hursts & Sons Ltd
- 4) £797,074.00 – Hobson & Porter
- 5) Geo Houlton – (Declined)

The lowest valid tender was received from Bramall Construction Ltd. This tender has been checked and found to be arithmetically correct.

The estimated costs for the proposed refurbishment works are as follows:

Tender cost	£695,106.00
Contingency Sums	£100,000.00 (inc in the above figure)
Planning fees	£885.00
Building Control Fees	£1,700.00
Ecology Survey Fees	£700.00
Pre Contract Professional Fees	£12,910.00
Post Contract Professional Fees	£38,411.50
Total	£749,712.50

8.0 Finance

Sufficient uncommitted capital resources to meet the costs of conversion have been identified within the Non-Traditional Investment Programme budget within the approved Housing Investment Programme 2011-12.

9.0 Risks and Uncertainties

A contingency sum for risk of 14% has been included within the estimate which is considered adequate for a scheme of this nature.

A delay in the time scale for the approval could have an impact on project delivery.

Building Regulations & Planning approval has already been granted for the scheme.

10.0 Policy and Performance Agenda Implications

The delivery of investment works will further enhance the efforts being made to create and maintain a sustainable affordable housing offer within an area that is in demand and in supporting the long term availability of quality, well maintained homes.

NAS Service Plan Objectives

Tackling heating and insulation problems by thermally cladding non-traditional homes with poor insulation.

Corporate Plan

Helping to create safe and healthy communities where people are able to live in decent affordable homes of their choice, through targeted investment programmes in our homes.

Outcomes framework

The investment programme supports the outcomes framework as follows:
Improved quality of life - in providing affordable accommodation with improved thermal efficiency
Improved Health and Well being
Reduced heating costs – assisting to maximise household income

11.0 Background Papers and Consultation

- Structural stock condition assessment of non decent homes volume one and two- August 2006
- Housing Market Assessment 2007
- Cabinet Member for Neighbourhoods Report- 30/04/07- Option appraisal of RMBC non traditional houses, flats and bungalows.
- Site option appraisal of high investment non traditional built properties- July 2007
- Cabinet Member for Neighbourhoods Report- 19/05/08- Non Traditional Properties Update
- Cabinet Member for Neighbourhoods report- 30/11/09
- Cabinet – 11th February 2009, Minute No:177

All correspondence is on project file: 081-000-031F

Contact Names:

Report Author – Cathy Mason Tel: 01709 254100
e-mail: cathy.mason@rotherham.gov.uk
Divisional Manager – Brian Barrett Tel: 01709 254063
e-mail: brian.barrett@rotherham.gov.uk

Copies to:

Client Officer
Project File