

Report for: **Cabinet**

Date of Meeting:	27 th July 2023
Subject:	Procurement of Estate Improvements and Roofing Renewals
Key Decision:	Yes - procuring the service will exceed the threshold of £500k
Responsible Officer:	Dipti Patel Corporate Director Place David McNulty Director of Housing
Portfolio Holder:	Councillor Mina Parmar Portfolio Holder for Housing
Exempt:	No, except for appendices 1 - 19 which are exempt by virtue of Paragraph 3 of Schedule 12A of the Local Government Act 1972 because they contain information relating to the financial & business affairs of the council.
Decision subject to Call-in:	Yes
Wards affected:	All Wards
Enclosures:	Appendix 1 – Draft ITT Mountside Estate (Exempt) Appendix 2 – Articles of Agreement - JCT MW Mountside Estate (Exempt) Appendix 3 – Mountside Estate Specification (Exempt) Appendix 4 – Draft ITT Stonegrove Gardens (Exempt) Appendix 5 – Articles of Agreement - JCT MW Stonegrove Gardens Exempt) Appendix 6 – Specification - Stonegrove Gardens (Exempt) Appendix 7 – Draft ITT Amy Johnson Court Appendix 8 Articles of Agreement - JCT MW Amy Johnson Court (Exempt) Appendix 9 – Amy Johnson Court Specification (Exempt) Appendix 10 – Draft ITT Beatty Road (Exempt)

Appendix 11 – Articles of Agreement – JCT
MW Beatty Road Exempt)

Appendix 12 – Specification - Beatty Road
(Exempt)

Appendix 13 – Draft ITT Park Gates, Tregenna
& Arundel (Exempt)

Appendix 14 – Articles of Agreement - JCT
MW Park Gates, Tregenna & Arundel (Exempt)

Appendix 15 – Park Gates, Tregenna &
Arundel Specification (Exempt)

Appendix 16 - Draft ITT Emergency Lighting -
2 (Exempt)

Appendix 17 – Articles of Agreement - JCT
MW Emergency Lighting - 2 (Exempt)

Appendix 18 – Emergency Lighting – 2
Specification (Exempt)

Appendix 19 3-Year Capital programme
(Exempt)

Equalities Impact Assessment

Section 1 – Summary and Recommendations

This report requests Authority from Cabinet to procure Estate Improvements and Roofing Renewals across various wards in the borough, as part of the HRA (Housing Revenue Account) Capital Programme using the open tender procedure.

It is envisaged that this approach would attract local and sub regional Small and Medium Enterprises (SMEs) and specialist contractors to tender for either the general Estate Improvements and Roofing works to each estate and the Emergency Lighting – 2 upgrade works to various blocks across the borough which will be carried out over 2 years

The London Borough of Harrow recognise that it is vital that SME's are given the opportunity to be successful in winning public sector construction contracts as they employ local people including apprenticeship schemes, and they also typically spend money with local suppliers and other businesses in the local economy.

Recommendations:

Cabinet is requested to:

1. Grant approval for officers to undertake 6 competitive procurement exercises for the selection of contractors to deliver Estate improvements works to Beatty Road and Stonegrove Gardens, Roof Renewal works to Park Gates, Tregenna and Arundel Courts and Amy Johnson Court, Estate improvements and Roof Renewal works to Mountside Estate and Emergency Lighting - 2 upgrade works to various blocks across the borough which will be carried out over a 2-year period, and for the procurement process for the Emergency Lighting -2, Stonegrove Gardens, Mountside Estate and Amy Johnson Court workstreams project to be commenced within 12 weeks.

These schemes will form part of the 2023/24 & 2024/25 Housing Capital Programmes. The combined value of the Mountside Estate; Amy Johnson; Stonegrove Gardens; Beatty Road; Park Gates Tregenna & Arundel schemes and the Emergency Lighting 2-year programme is £6.234M and this will be funded from HRA capital resources in financial years 23/24 (£ 3.681m) and 24/25 (£2.553m).

2. Delegate authority to the Corporate Director for Place, following consultation with the Portfolio Holder for Housing, to make any changes required to the tender documents following approval.
3. Approve the tender documents

4. Delegate authority to the Corporate Director of Place, following consultation with the Portfolio Holder for Housing and Portfolio Holder for Finance and Human Resources and the Director of Finance, following a competitive and compliant procurement process, to award and appoint contractors for each of the 6 tenders in this detailed in this report.

Reason: (For Recommendations) Cabinet authorisation is required to comply with the Council's Contract Procedure Rules and Financial Regulations, due to the aggregate estimated value of the potential contracts.

Section 2 – Report

1.0 Introduction

- 1.1 The Council have embarked on a 3-year Housing Capital Programme. As such the Council is looking to procure a two-year programme for Emergency Lighting - 2 Upgrades to various blocks across the borough and carry out Estate Improvements and/or Roofing renewals to 5 key Estates in the borough.
- 1.2 Cabinet approval is required to begin the process of procuring contractors for all projects with an estimated value in excess of £500k.
- 1.3 These programmes will run as 6 separate tenders as the Estate Improvements are tailor made to each estate and the Emergency Lighting Upgrades will be carried out by a specialist contractor. It is intended to procure through the open market to achieve additional value for money using the London Tenders Portal.
- 1.4 **Emergency Lighting - 2**

The aim of the Emergency Lighting Programme is to deliver the second and final tranches of Emergency Lighting on a combined 2-year programme. The works will include Emergency Lighting upgrades and rewiring to the Landlords Communal parts to improve the means of escape to London Borough of Harrow's housing stock general blocks. The result is improved block fire safety lowering the risk of electrical fires, improved safety in communal circulation areas having emergency backup lighting in the event of power failure, reduced energy needs with the installation of LED fittings and low to full light sensor lights to reduce energy when there are periods of inactivity making for further energy savings.
- 1.5 **Stonegrove Gardens Estate Improvements**

The aim of the Estate improvements to Stonegrove Gardens Estate is to address disrepair issues of paving, hard standings, fencing, walkways, drying areas, pram sheds, bin stores and communal flooring. The

proposals also include the installation of dropped curbs for disabled access and the proposed bin stores.

1.6 Beatty Road Estate Improvements

The aim of the Estate improvements to Beatty Road is to Erect full scaffolding to all blocks to renew facia boards/soffits, downpipes, guttering, pointing and brickwork repairs, full redecorations to all externals and communal parts, renewal and re-bedding of external paving.

1.7 Park Gates, Tregenna and Arundel Courts - Roofing Renewal

The aim of the Roofing Upgrades to Park Gates, Tregenna and Arundel Courts is to upgrade the concrete roof coverings and their associated rainwater goods to these blocks as they have reached and surpassed their life cycle. The works will involve Re-roofing (inc. fire compartmentation where missing), new rainwater goods, new eaves, soffits & facias, new high level timber boxings and high-level window cornices, Asbestos removal to impacted high level elements where required and repair and redecoration to high level exterior render.

1.8 Amy Johnson Court - Estate Improvements and Roofing Renewal

The aim of the Estate Improvements and Roofing Upgrades to Amy Johnson Court is to have full redecorations to all external and communal parts, resurfacing of communal walkways, renewal of external paving and re-bedding of paving slabs, renewal of main entrance doors and door entry system, new ceilings to communal staircases, new roofing to main building and extensions, new facia boards, soffits, down pipes and guttering. The roofing elements have also surpassed their life cycle.

1.9 Mountside Estate - Estate Improvements and Roofing Renewal

The aim of the Estate Improvements and Roofing Renewal to Mountside Estate is to address health and safety concerns of external communal areas caused by structural issues on the Site. The Improvements will also include drying areas, window upgrades that have reached and surpassed their life cycle. The flat roofs, soffit boards and rainwater goods to all blocks will also be renewed as they have surpassed their life cycle and are no longer economical to repair.

2.0 Options Considered

2.1 Option 1: To undertake a single procurement for all of the Emergency Lighting, Estate Improvements and Roofing Renewals schemes together for a single contractor to undertake

Appointing a single contractor to undertake Emergency Lighting, Estate Improvements and Roofing Renewals to blocks and estates across the borough would attract large scale contractors that would sub-contract the works and programmes would be subject to high preliminary costs and management fees.

- 2.2 **Option 2: To undertake procurements for the proposed Estate Improvements and Roofing Renewals to each individual estate separately and Emergency Lighting 2 Year Programme separately**
This would attract local SMEs for each procurement and would ensure the delivery of the life of the contracts as each separate contract will be able to run independently. All contracts are to be procured via the open tender process.
- 2.3 **Option 3: Do nothing.**
This would mean elements of these 5 estates would fall into disrepair and compromise residents' Health & Safety. This would mean an increase in revenue/repair costs and complaints from residents. The lack of improved Emergency lighting would also compromise residents' Health & Safety and would make blocks non-compliant to the current regulations.
- 2.4 The recommended option is **Option 2: To undertake procurements for the proposed Estate Improvements and Roofing Renewals to each individual estate separately and Emergency Lighting 2 Year Programme separately.** The council believes it would be more beneficial to tender each of these workstreams separately to attract specialist contractors and SMEs and ensure best value is achieved. All contracts are to be procured via the open tender process. The advantage of 2-year contract for the Emergency Lighting Upgrades would be to build a relationship with a single contractor obtaining value for money as opposed to 2 separate year on year procurements which can incur delays and result in different contractors delivering to different standards.

3.0 Background

- 3.1 **Emergency Lighting - 2**
This 2-year programme will follow the first tranche of the Emergency Lights and Rewiring programmes to the Landlords Communal parts to improve the means of escape to London Borough of Harrow's housing stock general blocks. The Emergency Lights Programmes have complemented the Security and Compliance Homesafe programmes Homesafe -1, 2, and 3.
- 3.2 The blocks on this programme represent works that our planning team has identified as priorities as landlord's electrical systems are more than 30-years old. Additionally, these General housing blocks do not currently have emergency lighting to escape and circulation routes. The upgrade works have been identified as necessary to improve Harrow's Stock and residents and visitor safety by meeting compliance requirements.
- 3.3 The replacement hardware elements will have a service life of 10-years, (emergency lights and alarm systems require a cyclical 10-years renewal of hardware) the landlords communal rewire 30 years. The rewire and Emergency lights system will enhance security, safety and wellbeing and access for all who live or visit these blocks whilst meeting the Council's

landlord responsibilities for on-going maintenance, fire safety and duty of care.

Table 3.a – Emergency Lighting Units (Blocks)			
Elements	2023/24	2024/25	2-Year Programme Total
Emergency Lighting Upgrade (Blocks)	40	95	135

- 3.4 As they are all mixed tenancy Blocks some of the properties on this programme are subject to Section 20 of Landlord & Tenant Act 1985 (as amended) processes. We have a fully validated stocklist of 40 blocks for year 1 and 95 blocks for year 2. This programme will see all of the blocks upgraded until the next renewal cycle due in 2029/2030.
- 3.5 Site surveys are currently underway for the 135 blocks planned to undergo emergency lighting upgrades and rewiring. These surveys are due to be finalised in late September. Per s14.4 of the Contract Procedure Rules, a procurement process must be initiated within eight weeks of cabinet approval, unless otherwise approved by Cabinet. This report recommends that with cabinet approval, the tender process will be commenced within 12 weeks, so as to ensure comprehensive surveys can be completed to inform the tender specification.
- 3.6 **Stonegrove Gardens Estate Improvements**
The Stonegrove Gardens Estate consists of 115 properties in various archetype blocks, 3 terraced bungalows and a Nursery all accessed by the Stonegrove Gardens Road. Along with addressing the various disrepair issues, proposals will also aim to tackle the issues with the existing estate carpark that has had long-standing drainage issues and lack of sufficient lighting, which has caused over-use of the street parking which in turn leads to refuse trucks not being able to access the properties at the rear of the estate. New enclosed bin stores will negate the current need of bins to be wheeled through some of the blocks the day before collection.
- 3.7 As the estate has mixed tenancy properties, some of the properties on this programme are subject to Section 20 of Landlord & Tenant Act 1985 (as amended) processes.
- 3.8 **Beatty Road Estate Improvements**
Beatty Road forms part of the Glebe Estate in Stanmore and consists of 121 properties in 5 blocks on a cul-de-sac off Beatty Road. The proposals will see upgraded rainwater goods, pointing and brickwork repairs, full redecorations to all externals and communal parts and renewal and re-bedding of external paving that had posed a health & safety risk.

- 3.9 As the estate has mixed tenancy blocks, some of the properties on this programme are subject to Section 20 of Landlord & Tenant Act 1985 (as amended) processes.
- 3.10 **Park Gates, Tregenna and Arundel Courts - Roofing Renewal**
Park Gates, Tregenna & Arundel Courts are 3 purpose-built residential housing blocks on Alexandra Avenue. Long standing leaks are incurring repairs costs each year and the roofs are in urgent need of replacement to make them weatherproof and prevent water ingress. The roofing upgrades will also include much needed fire compartmentation works and new high level timber boxings, window cornices, and render. Added benefits of carrying out the roofing upgrade will be increased roofing insulation which in turn would increase the EPC rating of the properties in the blocks. These works will make the blocks less susceptible to damp and mould hereby improving the health and well-being of our residents.
- 3.11 As the blocks consist of mixed tenancy properties, some of the properties on this programme are subject to Section 20 of Landlord & Tenant Act 1985 (as amended) processes.
- 3.12 **Amy Johnson Court - Estate Improvements and Roofing Renewal**
Amy Johnson Court is a purpose-built residential housing block made of 2 Sub-blocks that consist of 15 properties. The roofing elements have also surpassed their life cycle and the communal walkways and block paving are due some much needed resurfacing
- 3.13 As the sub-blocks consist of mixed tenancy properties, some of the properties on this programme are subject to Section 20 of Landlord & Tenant Act 1985 (as amended) processes.
- 3.14 **Mountside Estate - Estate Improvements and Roofing Renewal**
Mountside Estate consists of 4 blocks with 22 properties. The estate is on a slope and structural issues have lead to uneven paving, walls and stairways to the external communal areas. The windows and integrated panels are due for replacement and the flat roofs, soffit boards and rainwater goods to all blocks have surpassed their life cycle and are no longer economical to repair.
- 3.15 As the estate has mixed tenancy blocks, some of the properties on this programme are subject to Section 20 of Landlord & Tenant Act 1985 (as amended) processes.
- 3.16 Section 20 of the Landlord and Tenant Act 1985 requires that the Council consult leaseholders. This has yet to be commenced for the Stonegrove, Mountside and Amy Johnson workstreams. Per section 14.4 of the Contract Procedure Rules, a procurement must be initiated within eight weeks of cabinet approval, unless otherwise approved by Cabinet. This report recommends that with cabinet approval, the tender process for these projects will be commenced within 12 weeks. This will ensure that the Council complies with this requirement and consults leaseholders prior to any procurement process.

- 3.17 The Tender exercise for all the above procurements will follow Harrow's standard weighting of:
Price/Commercial – 60%, Quality/Technical – 30%, Social Value, 10%

4.0 Performance Issues

- 4.1 The contractors will be managed effectively from mobilisation through each project, by the Planned Investment Team. Performance statistics will be reviewed monthly and monitored. Effective and regular communication between the contractors and the Council whilst works are underway will ensure progress with delivery.
- 4.2 The works will be covered for a DLP (Defects Liability Period) for 1 year from commission. Our in-house Clerk of Works will be inspecting works on completion to ensure any snagging is carried out straight away. If the contractor encounters any repairs out of the scope of works, they will notify the Contract Administrator and we will either instruct the contractor to carry out the repair or refer to our term contractor or specialist depending on urgency and/or type of works.
- 4.3 In addition we intend to form monthly project groups, inviting residents and Members to support the management and monitoring of the schemes throughout their implementation.
- 4.4 KPI Suite
- 1) **Client/resident Satisfaction:** Target min 90%
 - 2) **Cost Predictability:** monthly analysis of projected Final Account against Contract Sum and Actuals monthly valuations against forecast cash flows: Target: within 10% of forecast.
 - 3) **Quality:** Properties offered to the client as completed: Target 85% no defects. Individual Properties: 5% reduction for every 3rd defect. Max 5-defects per Property. 10% reduction per defect over 5 defects.
 - 4) **Time Predictability:** Monthly analysis of Actual time against original submitted programme. Target 90% delivery against contract period allowing for any issued contract extensions of time.
 - 5) **Safety:** Record all site safety incidents or 'near misses' and RIDDOR (Reporting of Injuries, Diseases and Dangerous Occurrences Regulations) Incidents. Target 100% no incidents

5.0 Environmental Implications

- 5.1 It is the intention of the Asset Management Team that the delivery of all contracts will contribute to the Council's objectives around social, economic, and environmental sustainability. We aim to do all we can to ensure that we support Harrow's economy by buying locally wherever practical and maximise opportunities for local people in employment

and training. The contract specification will ensure that tenders provide detailed information about their contribution to the environment and sustainability and by looking for a framework of contractors we hope to procure small, local contractors who will be better placed to employ a local workforce.

6.0 Risk Management Implications

- 6.1 The risks relating to the delivery of the Capital Programme will be included in the Housing Risk Register which contains overarching risks in relation to delivery of the Capital Programme. Specific risks will be monitored on the project as it moves forward.
- 6.2 In addition risks are identified and monitored for each individual project undertaken within the service. The contractors are responsible for completing a risk assessment.

Risks included on corporate or directorate risk register? **No**

Separate risk register in place? **Yes**

The relevant risks contained in the register are attached/summarised below.
Yes

The following key risks should be considered when agreeing the recommendations in this report:

Risk Description	Mitigations	RAG Status
If the recommendations are not accepted many Blocks will fail to meet compliance regulations of fire compartmentation and resident safety	<ul style="list-style-type: none"> Acceptance of the recommendations in this report will mitigate this risk 	GREEN
If the recommendations are not accepted there will be an increase in tenant dissatisfaction and complaints, disrepair claims and repair costs	<ul style="list-style-type: none"> Acceptance of the recommendations in this report will mitigate this risk 	GREEN
Materials shortages and cost and delivery issues increase costs on the contract	<ul style="list-style-type: none"> We will ensure programmes are turned around efficiently to avoid any delays which could aggravate inflation pressures. We will pre-order materials where we can 	AMBER
The procurement process is not undertaken in compliance with Public	<ul style="list-style-type: none"> We will work closely with the Council's procurement team throughout the 	GREEN

Risk Description	Mitigations	RAG Status
Procurement Regulations and the Council's Contract Procedure Rules and Financial Regulations	<p>procurement to ensure compliance</p> <ul style="list-style-type: none"> ▪ We will use open market procurement routes as permitted by the Public Contract Regulations 2015. 	
Specialist contractors are not attracted to the work during the procurement of the contract and these contractors are required for project success	<ul style="list-style-type: none"> ▪ By tendering to the 'Open Market tender' and listing the elements of work specific to the projects in the Invitations To Tender contractors will be sourced. ▪ Contractors will be experienced and have knowledge in delivering in these areas of work. 	GREEN
Arrangements for contract management are not adequate or effective leading to poor quality work and delays on the contract	<ul style="list-style-type: none"> ▪ Contractors will be overseen and managed by the Planned Investment Team ▪ Contracts are adequately resourced internally and also inspected and quality assured by a dedicated Clerk of Works. ▪ Performance statistics will be reviewed monthly and monitored at monthly project meetings. ▪ There will be effective and regular communication between the contractors and the Council whilst works are underway to ensure progress with delivery. ▪ We intend to form monthly project groups, inviting residents and Members to support the management and monitoring of the schemes throughout their implementation. ▪ Works are covered for a DLP (Defects Liability Period) for 1 year from commission. 	GREEN
The pricing in the submissions are in excess of the budgetary envelope	<ul style="list-style-type: none"> ▪ We have applied costs of current contracts with a 15% uplift to alleviate inflationary pressures. ▪ We have also included a 5% client-side contingency 	

8.0 Procurement Implications

- 8.1 The estimated value of each procurement is below the Public Contracts Regulations 2015 financial threshold for Works contracts. All procurements arising from this report will be advised on and supported by the procurement team and will be conducted in compliance with the Public Contract Regulations 2015 and the Councils Contract Procedure Rules.
- 8.2 Bidders will be required to provide technical and commercial submissions, with all Tenders being evaluated for both their technical and commercial suitability in relation to the Authority's Requirements.
- 8.3 The proposed procurement process will be the open tender procedure; this will allow for bids from local SMEs and specialist contractors.

Bidders will be measured on both their quality and commercial submissions. The Most Economically Advantageous Tender will be recommended for award of the contract.

9.0 Legal Implications

- 9.1 The Council has the power under s.1(1) Localism Act (2011) to do anything individuals generally may do, providing it is not prohibited by legislation and subject to public law principles.
- 9.2 Under s.111 Local Government Act (1972) local authorities may do anything which is calculated to facilitate or is conducive or incidental to the discharge of their functions. The requirement of the Council to ensure adequate and satisfactory housing/living conditions within its district, as outlined in this report, is consistent with this power.
- 9.3 The proposed renewal programmes will help contribute to the achievement of the Council's social, economic and environmental objectives and will ensure that the quality of the Council's housing stock is in line with Decent Homes Standards. Furthermore, the Council, by conducting these respective procurements, is fulfilling its statutory duties and ensuring compliance with (i) Housing Act (1957) which states that a local authority may provide housing accommodation by altering, repairing or improving any buildings which have been acquired by the local authority and (ii) Landlord & Tenant Act (1985)(as amended) given some of the properties on the respective programmes are subject to s.20 consultation processes.
- 9.4 The Council must comply with its Constitution and its Contract Procedure Rules (CPRs). The total estimated value (including VAT) of each programme is below the financial threshold for public works under the Public Contracts Regulations (2015) (PCRs (2015)). Therefore, the respective procurement exercises to be conducted, are not caught by the PCRs (2015).

- 9.5 The Council's Procurement team has advised that an open tender procedure in accordance with the Council's CPRs will be carried out (whilst also being mindful of the overarching procurement principles. Conducting an open tender process will ensure that a robust, fair, transparent and non-discriminatory competitive process is conducted, to enable selection of contractors who have demonstrated (i) good technical ability; (ii) good financial standing and (iii) with solutions that will provide value for money.
- 9.6 As the estimated value of each programme outlined in this report is above £500,000, approval to procure must be obtained by way of a Cabinet Report, as required under the Council's CPRs (*Table 1 Authorisation and Acceptance Thresholds*).
- 9.7 Any legal agreements (and ancillary documents where relevant) arising from the matters described in this report must be in a form approved by legal services (HB Public Law) on behalf of the Director of Legal and Governance. HB Public Law has been duly instructed and will assist with preparation of the respective contracts.

10.0 Financial Implications

- 10.1 This report seeks approval for a total allocation of £6,234m over the 2 financial years of HRA capital programme, 2023/24 and 2024/25 as set out below:

Capital scheme	Year 1-2023/24	Year 2 -2024/25	Total
Emergency Lighting - 2	540,500	1,517,671	2,058,171
Stonegrove Gardens – Estate Improvements	575,000	517,500	1,092,500
Beatty Road – Estate Improvements	662,400	0	662,400
Park Gates Tregenna & Arundel– Roofing Replacements	690,000	0	690,000
Amy Johnson– Estate Improvements and Roofing Replacements	638,250	0	638,250
Mountside - Estate Improvements and Roofing Replacements	575,000	517,500	1,092,500
TOTAL	3,681,150	2,552,671	6,233,821

- 10.2 The total 2-year estimated expenditure of £6.234M will be funded from HRA Planned Investment capital programme budgets of £8.428m in 2023/24 and £8.428m 2024/25.

- 10.3 The tables below set out the profile of the expenditure across years and estimated costs against expenditure categories for each programme.

10.3a Table 1: Emergency Lighting – 2			
Emergency Lighting - 2	Spend 2023-24	Spend 2024-25	2-Year Programme Budget
	£	£	£
Works	470,000	1,319,714	1,789,714
Client Contingency 5%	15,300	65,986	81,286
Asbestos Surveys & Removals and Enabling works	15,000	31,000	46,000
Staffing	36,700	98,000	134,700
CDM – Construction Design Management Fee	3000	3000	6,000
Legal	500		500
Total Emergency Lighting - 2	540,500	1,517,700	2,058,200

10.3b Table 2: Stonegrove Gardens – Estate Improvements			
Stonegrove Gardens – Estate Improvements	Spend 2023-24	Spend 2024-25	2-Year Budget
	£	£	£
Works	500,000	450,000	950,000
Client Contingency 5%	25,000	22,500	47,500
Asbestos Surveys & Removals and Enabling works	16,500	15,000	31,500
Staffing	30,000	30,000	60,000
CDM – Construction Design Management Fee	3000	0	3,000
Legal	500	0	500
Total Stonegrove Gardens – Estate Improvements	575,000	517,500	1,092,500

10.3c Table 3: Beatty Road – Estate Improvements	
Beatty Road – Estate Improvements	Spend 2023-24
	£
Works	576,000
Client Contingency 5%	28,800
Asbestos Surveys & Removals and Enabling works	15,000
Staffing	39,100
CDM – Construction Design Management Fee	3000
Legal	500
Total Beatty Road Estate Improvements	662,400

10.3d Table 4: Park Gates Tregenna & Arundel– Roofing Replacements	
Park Gates Tregenna & Arundel– Roofing Replacements	Spend 2023-24
	£
Works	600,000
Client Contingency 5%	30,000
Asbestos Surveys & Removals and Enabling works	21,500
Staffing	35,000
CDM – Construction Design Management Fee	3000
Legal	500
Total Park Gates Tregenna & Arundel– Roofing Replacements	690,000

10.3e Table 5: Amy Johnson– Estate Improvements and Roofing Replacements	
Amy Johnson– Estate Improvements and Roofing Replacements	Spend 2023-24
	£
Works	555,000
Client Contingency 5%	27,750
Asbestos Surveys & Removals and Enabling works	22,000
Staffing	30,000
CDM – Construction Design Management Fee	3000
Legal	500
Total Amy Johnson– Estate Improvements and Roofing Replacements	638,250

10.3f Table 6: Mountside - Estate Improvements and Roofing Replacements			
Mountside - Estate Improvements and Roofing Replacements	Spend 2023-24	Spend 2024-25	2-Year Budget
	£	£	£
Works	500,000	450,000	950,000
Client Contingency 5%	25,000	22,500	47,500
Asbestos Surveys & Removals	16,500	15,000	31,500
Staffing	30,000	30,000	60,000
CDM – Construction Design Management Fee	3000	0	3,000
Legal	500	0	500
Total Mountside - Estate Improvements and Roofing Replacements	575,000	517,500	1,092,500

- 10.4 There will be no requirement to borrow and no implication on the General fund as a result of these procurements as the programme is fully funded through HRA resources.

10.5 The service will ensure eligible costs in relation to these major works will be recovered from Leaseholders in accordance with the section 20 process.

11.0 Equalities implications / Public Sector Equality Duty

11.1 The procurement exercise is designed to deliver existing policies and strategies maintaining the current level of equality in service provision. The contract specification will be very clear on the equalities related duties on contractors, given the wide range of needs of our customers.

11.2 An initial Equality Impact Assessment has been prepared for the delivery of the Home Improvement Agency. This identified no need for a full assessment at this stage because it did not identify any potential for unlawful conduct or disproportionate impact. All opportunities to address diversity and the individual needs of applicants be addressed through the contract specification and ensure residents receive the same service regardless but taking into account specific needs. We will address these in our tendering documents and processes. The assessment will be updated as the project moves forward.

12.0 Council Priorities

- **A council that Puts Residents First**
- **A Borough that is Clean and Safe**
- **A place Where Those in Need are Supported**

12.1 The works on all programmes will be improving the homes of residents by upgrading estates and blocks across the borough.

12.2 Specifications for all contracts will ensure that the successful contractor is equipped to provide a high level of customer service to all our residents. In addition, every effort will be made to ensure that local businesses are encouraged to submit tenders and that added social value to support communities will be a part of the evaluation process.

12.3 Increasing energy efficiencies with new roofs with added insulation and making our estates and blocks safer with improved and safer communal spaces will positively impact those in need in the borough.

Section 3 - Statutory Officer Clearance

Statutory Officer: Tasleem Kazmi

Signed on behalf of the Chief Financial Officer

Date: 30 June 2023

Statutory Officer: Magdaline Paraschou

Signed on behalf of the Monitoring Officer

Date: 26 June 2023

Chief Officer: Dipti Patel

Signed off by the Corporate Director

Date: 18th July 2023

Head of Procurement: Nimesh Mehta

Signed by the Head of Procurement

Date: 23 June 2023

Head of Internal Audit: Neale Burns

Signed on behalf of the Head of Internal Audit via email

Date: 28 June 2023

Has the Portfolio Holder(s) been consulted? Yes

Mandatory Checks

Ward Councillors notified: NO, as it impacts on all Wards

During consultation we will notify & invite relevant Ward members impacted by the project.

YES - An overarching EQIA was undertaken for the programme Directorate Equality Task Group.

EqIA cleared by: Jennifer Rock

Section 4 - Contact Details and Background Papers

Contact: Simbarashe Manjonjori, Interim Planned Investment Manager, Place Directorate, simbarashe.manjonjori@harrow.gov.uk, tel. 07927 548395

Background Papers: None

**Call-in waived by the Chair of Overview and Scrutiny
Committee - No**