

FOR PUBLICATION

REDEVELOPMENT OF PARKSIDE OLDER PERSONS HOUSING SCHEME (H000)

MEETING: 1. CABINET
2. EXECUTIVE MEMBER FOR HOUSING

DATE: 1. 29TH JULY 2014
2. 18TH JULY 2014

REPORT BY: HOUSING SERVICE MANAGER – BUSINESS
PLANNING AND STRATEGY

WARD: MOOR WARD

COMMUNITY
ASSEMBLY: NORTH

KEY DECISION REFERENCE
(IF APPLICABLE): 411

FOR PUBLICATION

BACKGROUND PAPERS FOR PUBLIC REPORTS:

TITLE: LOCATION:

1.0 PURPOSE OF REPORT

1.1 The purpose of the Report is to update Members on the current position regarding the redevelopment of Parkside Older Persons Housing Scheme, which was approved as part of the strategy to improve and rationalise the Council's Sheltered Housing stock.

2.0 RECOMMENDATIONS

2.1 That Members agree to support the recommendation to enter into a contract with **A & S Enterprises** to construct the proposed new Parkside Older Persons Housing Scheme for a tendered sum of **£2,733,002**.

2.2 That a further Report be brought to Members on completion of the project.

3.0 BACKGROUND

3.1 On 27th March 2013: -

- Members agreed to support the recommendation to demolish the existing building at Parkside and redevelop the site with a replacement sheltered housing scheme.
- Members approved the continued work on the formulation of a detailed design brief to rebuild Parkside Sheltered Housing Scheme and the development of the design, cost proposals and project programme.
- Members agreed to support the recommendation to appoint :
 - Franklin Ellis Architects as Architects and Lead Consultant
 - Vinden Partnership as Quantity Surveyors and CDM Co-ordinator
 - BSP Consulting as Structural and Civil Engineers
 - Couch Perry Wilkes as Service Engineers
- That the costs associated with the demolition, designs and site investigations are met from the approved budgets within the 2013/14 Capital Programme.
- That a further Report be brought to Members incorporating the detailed designs, project timescale and associated costs prior to the appointment of construction contractors.

4.0 CURRENT POSITION

4.1 Following appointment of the Design Team headed by Franklin Ellis Architects, detailed proposals have been drawn up for both the demolition contract and the construction of the new Older Persons Housing Scheme and planning permission was granted on 5th March 2014.

4.2 A demolition contract for the original building was commenced in December 2013 and completed in April 2014.

4.3 The contract for the proposed new Older Persons Housing Scheme has recently been tendered to six contractors and six tenders have been received. These have now been evaluated with a view to selecting the successful contractor.

4.4 The six tenders received are as follows: -

Tender A	£2,733,002
Tender B	£2,791,982
Tender C	£2,867,259
Tender D	£2,914,854
Tender E	£2,996,844
Tender F	£3,308,696

Subject to tender evaluation, it is normal practice to award to the lowest contractor that also fulfils all other tender criteria, including programme and quality assessment.

The tenders are assessed on a 70% price, 30% programme/quality basis.

4.5 It is therefore recommended that Tender A be accepted and a contract be entered into. It is anticipated that the contract start date will be 4th August 2014, with completion in May/June 2015.

5.0 FINANCIAL CONSIDERATIONS

5.1 All of the costs associated with the demolition and redevelopment of Parkside will be met by the Housing Revenue Account and have been included in the 2014/15 Housing Capital Programme, the budget for which was approved by Council on 27th February 2014.

6.0 RISK MANAGEMENT

Description of Risk	Like-likelihood	Impact	Mitigating Action	Resultant Likelihood	Resultant Impact
Contractor goes into administration	Medium	High	Contractor will be engaged utilising appropriate professional agreements under seal	Low	Medium
Dissatisfaction with final proposals	Low	Low	Officers will work closely with the Design Team during the process and approve work in stages	Low	Low
Cost increases throughout the period of the contract	Medium	High	Officers will work closely with the Design Team during the process and	Low	Medium

			approve work and costs in stages with monthly valuations		
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7.0 EQUALITIES IMPACT ASSESSMENT

7.1 An Equalities Impact Assessment was attached to the earlier Cabinet Report of 22nd May 2012. The new scheme has been designed in accordance with the current building regulations and will therefore incorporate design features to specifically meet the needs of the elderly and those with disabilities. The residents who have expressed an interest in moving back into the scheme will be consulted and their views included in the design.

8.0 RECOMMENDATIONS

- 8.1 That Members agree to support the recommendation to enter into a contract with **A & S Enterprises** to construct the proposed new Parkside Older Persons Housing Scheme for a tendered sum of **£2,733,002**.
- 8.2 That a further Report be brought to Members on completion of the project.

9.0 REASONS FOR RECOMMENDATIONS

9.1 To continue to deliver the Council's strategy in respect of the sheltered housing stock.

ALISON CRAIG
HOUSING SERVICE MANAGER – BUSINESS PLANNING AND STRATEGY

You can get more information about this report from Roger Farrand ext 5401.

Officer recommendation supported as below.



Signed

Executive Member

Date 18 July 2014

Consultee Executive Member/Support Member comments (if applicable)