

FOR PUBLICATION

EXTERNAL IMPROVEMENT WORKS - EBENEZER ROW, STAVELEY (H000)

MEETING: 1. CABINET
 2. CABINET MEMBER FOR HOUSING

DATE: 1. 30 JUNE 2015
 2. 22 JUNE 2015

REPORT BY: HOUSING SERVICE MANAGER – BUSINESS
 PLANNING AND STRATEGY

WARD: STAVELEY AND LOWGATES

COMMUNITY
ASSEMBLIES: EAST

KEY DECISION 531
REFERENCE
(IF APPLICABLE):

FOR PUBLICATION

1.0 **PURPOSE OF REPORT**

1.1 To seek an exemption to the Council's Contract Procedure Rules in order to carry out external improvement works to Ebenezer Row, Staveley.

2.0 **RECOMMENDATION**

2.1 That Cabinet approves the work to refurbish the exterior of the 10 properties at Ebenezer Row, Staveley and agrees to waive the Contract Procedure Rules (Section 4.2.5) in respect of the procurement of the manufacturing and installation of the windows and doors.

3.0 **BACKGROUND**

- 3.1 Built in 1860, the 10 properties at Ebenezer Row, Porter Street, Staveley are in need of considerable external improvement, including works to roofs, chimney stacks, guttering, windows and doors. Residents are experiencing issues with water penetration and draughts due to the condition of the roof, windows and doors. In addition the rear glazed door poses a health and safety risk to tenants as it is at the bottom of the internal staircase.
- 3.2 The properties are Grade 2 listed and in order to carry out the above improvements, listed building consent is required. Unfortunately, as the properties are within the ownership of Chesterfield Borough Council, the Council's own Conservation Officer could not give permission for the work to be carried out. An application was therefore submitted to the Secretary of State and formal approval has now been granted for the work, with the Council's Conservation Officer being allowed to sign off any detailed proposals.
- 3.3 In order to obtain listed building consent from the Secretary of State to carry out these works, we had to supply detailed drawings and specifications showing the design, construction and materials used in the manufacture of the related building components.
- 3.4 A Sheffield based company, Firth (UK) Ltd, who specialise in timber products for listed buildings were approached and provided the drawings and specifications required for listed building consent.
- 3.5 Firth (UK) Ltd have over 75 years of experience and are experienced in the regulations surrounding listed buildings and regularly work with Conservation, Heritage Building and Planning Officers. All of their products are bespoke in order to replicate the exact style of existing windows and doors.
- 3.6 Approval is sought to waive the Council's Contract Procedure Rules in order to directly award the manufacture and installation of the windows and doors to Firth (UK) Ltd in accordance with their designs and specifications. Firth (UK) Ltd is a local company with the specialist skills and knowledge to carry out this work, indeed their designs have already been approved by the Secretary of State. They have indicated they could commence work on site within 10 weeks if appointed. If this waiver was not granted the work would need to be openly tendered and could result in a delay of up to six months of work commencing on site and designs which differ from those already approved.

3.7 The Contract Procedure Rules state that *‘Except where the Public Contracts Regulations 2006 apply and having regard to European law and subject always to legal comment from the Regulatory and Local Government Law Manager a waiver may be granted to allow a contract to be placed by direct negotiation with one or more suppliers rather than in accordance with Rule 9. A waiver can be granted in the following circumstances; (Section 4.2.5) for the execution of works or services or the purchase of supplies involving specialist or unique knowledge or skills’.*

3.8 The work to roofs and chimney stacks will be carried out by the Council’s Operational Services Division as part of the Housing Capital Programme for 2015/16.

4.0 **FINANCIAL CONSIDERATIONS**

4.1 The costs associated with the external improvement works will be met from the Housing Revenue Account Housing Capital Programme for 2015/16 which was approved by Council on the 26 February 2015.

4.2 The works to the roofs and chimney stacks will cost in the region of £120,000 and will be met from the roofing programme for which there is a budget of £3.2million.

4.3 The works to the windows and doors will cost in the region of £130,000 and will be met from the window and door replacement programmes for which there are budgets of £1.6million and £100,000 respectively.

5.0 **RISK MANAGEMENT**

Description of the Risk	Risk Rating	Likelihood	Impact	Mitigating Action	Likelihood	Impact
Deterioration of property and living conditions if the works to property is delayed	Medium	Medium	Medium	Works included in Capital Programme and to commence as early as possible	Low	Low
Design and specification do not meet with requirement of Conservation Officer	Medium	Medium	Medium	Work to be procured in discussion with Conservation Officer	Low	Low

6.0 **EQUALITIES ISSUES**

6.1 This work is not being specifically carried out in response to equality issues however it is recognised that the substantial improvements to the 10 properties will have many benefits for the residents including a contribution to improved health and wellbeing.

7.0 **RECOMMENDATION**

7.1 That Cabinet approves the work to refurbish the exterior of the 10 properties at Ebenezer Row, Staveley and agrees to waive the Contract Procedure Rules (Section 4.2.5) in respect of the procurement of the manufacture and installation of the windows and doors

8.0 **REASONS FOR RECOMMENDATION**

8.1 The Council will be able to maintain its 'Decent Homes Standard' targets in line with the Council's Vision and Council Plan objective to improve the quality of life for local people.

8.2 The condition of the Public Sector housing stock and its environment will be maintained and improved.

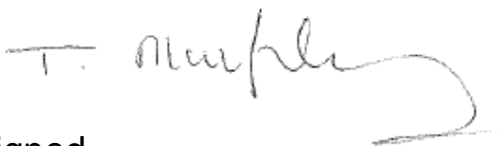
8.3 To contribute to the aims of the Housing Strategy and deliver the HRA Business Plan.

ALISON CRAIG

HOUSING SERVICE MANAGER – BUSINESS PLANNING AND STRATEGY

You can get more information about this report from Alison Craig on ext. 5156.

Officer recommendation supported.



Signed

Cabinet Member

Date 22.6.2015

Consultee Cabinet Member/Support Member comments (if applicable)