

Decisions taken by the Cabinet Committee: Housing on Monday, 31 October 2022

Agenda Item No	Topic	Decision	Reasons	Alternative Options
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Part A – Items considered in public

<p>A6</p>	<p>New Homes Scheme - Final Business Case - Southbrook Cottages, Micheldever (less exempt appendices) - CAB3364(H)</p>	<p>That the Corporate Head of Asset Management be authorised to award and enter into a JCT Intermediate Building Contract with Contractor’s Design, 2016 Edition (ICD 2016) to construct 6 properties at Southbrook Cottages, Micheldever for the sum as detailed in Exempt Appendix 2 of report CAB3364(H) with Ascia Construction Ltd.</p> <p>That an additional increase in the current capital budget and expenditure of £719,000 be vired from the Unallocated New Build budget of £3m be authorised, to bring the approved budget and expenditure up to the amount</p>	<p>Report CAB3364(H) sets out the progress and the outcome of the tender process to build 6 new council homes at Southbrook Cottages, Micheldever. It seeks authorisation to proceed with the scheme and to enter into a JCT Intermediate Contract with Contractor’s Design 2016, Edition (ICD 2016) with the preferred bidder, subject to clarifications. It also seeks authorisation for the approval of additional capital expenditure of £719k from the approved budget to proceed, which is required because of significant cost increases and inflationary pressures</p>	<p>It would be possible to retender the project with a view to securing alternative tenders more aligned with the pre tender cost estimate. However, this option does also carry risks. This could result in delays and the potential of further inflationary construction costs during the tender and build stages in a very uncertain economic climate. The council could reduce the specification from the high standards of Passivhaus Plus but this project has been identified as the council’s pilot project to support future larger scale Passivhaus projects. Not proceeding on this basis</p>
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		<p>required of £1,990,513.</p> <p>That the Corporate Head of Asset Management (CHAM) be authorised to negotiate and agree terms for easements, wayleaves and related agreements with utility suppliers, telecom/media providers and neighbours and relevant associated legal agreements in order to facilitate the development.</p> <p>That the appropriation of open space be approved following the consultation exercise undertaken in May 2022 in accordance with the requirements of Section 122 (2A) of the Local Government Act 1972 (as amended) and the appropriation of the land for planning purposes in order to</p>	<p>The scheme proposed at Southbrook Cottages for six new homes is an exemplar scheme and will provide the highest standard of energy efficiency of any new homes scheme the council has built. Each new home will have extremely low energy consumption, be carbon neutral and contribute towards the council's target for the Winchester district to be carbon neutral by 2030. The scheme will also allow the council to evaluate the benefits of building similar schemes in the future, through the analysis of the challenges of construction, the on-going repair and maintenance costs and the impact on tenants in terms of reduced energy and water consumption, reduction in</p>	<p>would be a reputational risk.</p>

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		<p>create additional parking at Southbrook Cottages for local residents.</p> <p>That the CHAM be authorised to agree and arrange for a scheme to mitigate nutrients in perpetuity as required in order to discharge the relevant planning condition either on sites owned by the council, and/or the purchase of nutrient credits from a 3rd party prior to the occupation of the new homes located at the Southbrook Cottages site.</p> <p>That the virement of £85,000 from the Estate Improvement budget be approved for the construction of the offsite additional car parking at Southbrook Cottages.</p>	<p>bills and quality of life.</p> <p>In December 2020, the Council approved the Outline Business Case for the development of 6 flats at Southbrook Cottages, Micheldever, to submit a planning application and to tender the construction of 6 properties using a single stage traditional contract.</p> <p>The Outline Business Case confirmed that a Final Business Case report would be brought to Members after the tenders were evaluated to agree whether to proceed and to award and enter into a construction contract with the preferred bidder.</p> <p>The report recommends that the Tender is accepted and that the council moves forward with the scheme, for</p>	

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			<p>the provision of 6 new homes built to Passivhaus Plus standard, as this will contribute both to council's commitment to provide 1000 new homes in the period 2021-30 and to the council's carbon neutrality targets.</p> <p>Additionally, the report sets out the consultation process for the appropriation of the land under the S122(2A) of the Local Government act 1972 and seeks authorisation to appropriate this land to create additional offsite parking on Southbrook Cottages for existing local residents.</p>	
A8	Housing Services Cleaning Procurement - CAB3359(H)	1. That it be agreed that the current cleaning contract to YBC Cleaning Services should not be extended for a further 1	The provision of cleaning services to housing's communal areas is a key service area for council tenants and leaseholders.	The primary alternative option would be to access another cleaning contract via an existing national framework or deliver the

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		<p>year period.</p> <p>2. That the procurement of a cleaning service using an open tender procedure be authorised in accordance with the council’s Contract Procedure rules and the Public Contract Regulations 2015 (PCR 2015).</p> <p>3. That to ensure best value for residents, tenders are to be evaluated based on a criteria of 60% cost and 40% quality and 10% of the quality criteria, will be allocated to environmental and social value matters.</p> <p>4. That the Strategic Director be authorised to award the contract to the</p>	<p>Tenants and leaseholders require the cleaning service they receive to be consistently of good quality, which means the contractor meeting the defined service specifications whilst also providing value for money. Procuring a new cleaning provider is therefore a high profile decision and one that the housing service makes in consultation with its residents.</p> <p>Report CAB3359(H) provides Members with an overview of the intended procurement process for the contract for cleaning communal areas in the council’s Housing stock. The current contract with YBC Cleaning Services expires on 30 April 2023. No further extensions of the existing contract are being</p>	<p>service in-house. Research available demonstrated that frameworks do not offer the relevant benefits, control and flexibility.</p> <p>A further option considered and rejected is to extend the contract with YBC Cleaning Services. The current specification and contract require amendments in order to ensure improvements to services currently received by tenants to include clarity around operational and contractual requirements.</p>

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		<p>preferred bidder. This being the applicant with the most economically advantageous tender for a term of 3 years with an option to renew for up to a further 2 years based on performance of service provision.</p> <p>5. That the Strategic Director be authorised to enter into all necessary agreements with the preferred contractor to provide a building cleaning service within the common and communal areas of the councils housing stock.</p> <p>6. That delegated authority be granted to the Service Lead: Legal to execute and enter into all necessary contractual</p>	<p>sought and a new contract should be established.</p> <p>Consultation with both tenants and leaseholders has highlighted the issues within the current service together with improvements to the specification and contract in readiness for procurement.</p> <p>Officers are requesting authorisation to proceed with the outlined procurement process and the relevant approvals to award the contract to the most economically advantageous tender in accordance with the Public Contract Regulations (PCR) 2015 and the council's Contract Procedure Rules.</p>	

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