

OXFORD CITY COUNCIL

EXECUTIVE BOARD

12 December 2005

Report of: Business Manager, Oxford Building Solutions.

Title: Under-floor Heating Replacement – Tender Approval

**Wards: N6382, Square blocks - Churchill, Rose Hill & Iffley.
N6377, Phase 1 & 2 – Rose Hill & Iffley, Jericho &
Osney, Quarry & Risinghurst, Barton & Sandhills,
Hinksey Park, Wolvercote, Blackbird Leys, Cowley,
Littlemore.**

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Key Decision: Yes

Lead Member: Councillor Turner

Scrutiny responsibility: Housing Scrutiny Committee

RECOMMENDATIONS

The Executive Board agrees to the acceptance of the lowest tender for each of the following heating projects:-

Square Blocks - lowest tender £395,210.

Under-floor Heating, Phase 1 - lowest tender £433,606.

Under-floor Heating, Phase 2 - lowest tender £453,281.

1. Summary -

This report is to advise the Board on the tenders received for the replacement of under-floor heating in various blocks within the city.

2. Council's Vision and strategic aim –

This project is part of the Council's programme to meet the Decent Homes standard by 31st December 2010. It also improves the environment in which we live by helping to lower CO2 emissions and providing more affordable heating for tenants.

3. Background –

- a. In February and March 2005, Members approved the 2005/06 Capital Projects Programme. The programme included the budget sum of £1,540,000 for heating and £1,100,000 for Heating /re-wiring square blocks, these contracts are part of those budgets. It should be noted that the square blocks budget also includes electrical, kitchen and communal refurbishments.
- b. A further report was submitted to the Housing Advisory Board in July 2005, which specifically addressed work to replace the under-floor heating in various blocks of flats within the city.
- c. Competitive tenders have been received for this work, the results of which are shown in the Financial Implications section below.

4. Financial implications -

- a. The tenders received for the works are listed below. The names of contractors are omitted from this report due to confidentiality reasons and the fact that contracts have not yet been entered into but can be seen in the Confidential Appendix 1.
- b. Square Blocks (36 flats). Note, this work includes refurbishment of kitchens and electrical re-wiring:-

£395,210; £420,630; £513,217; £630,223; £722,186.

- c. Under-floor Heating Phase 1:-

£433,606; £493,061; £571,507; £594,224.

- d. Under-floor Heating Phase 2:-

£453,281; £484,120; £567,993; £597,881.

- e. The lowest tenders are recommended for acceptance, the costs will be accommodated within the current budgets for 2005/06.

5. Staffing implications -

- a. These projects have been programmed into the workload for the Capital Projects Team within OBS and therefore no problems are envisaged.

6. Conclusion -

- a. Having given due regard to the relevant budgets for 2005/06 and best value reviews of the tenders received, it is recommended that the lowest tenders be approved subject to contract.

THIS REPORT HAS BEEN SEEN AND APPROVED BY:
Portfolio Holder, Councillor Ed Turner; Strategic Directors, Michael Lawrence
and Mark Luntley, O.B.S. Business Manager, Graham Bourton; Legal and
Democratic Services, Jeremy King;

Background papers:- Budget approval report & minutes for 2005/06.
 Tender returns.