

Report of: Head of Oxford City Homes

To: Executive Board


Date: 21 August 2006

Item No:

Title of Report : Decent Homes, Re-Roofing Flats, Tender Approval

Summary and Recommendations



Purpose of report: Tender Approval Re-roofing Flats 

Decision: YES

Portfolio Holder: Councillor Patrick Murray

Scrutiny Responsibility: Housing Scrutiny Committee

Ward(s) affected: Barton & Sandhills, Summertown and Wolvercote




Report Approved by

Portfolio Holder: Patrick Murray

Legal: Jeremy Thomas














Finance: Dave Higgins

Policy Framework:

 Project is part of the Council's programme to meet Decent Homes standards by 31st December 2010.




Recommendation(s):














That the Executive Board agrees to accept the lowest tender for re-roofing flats 2006/07, in the sum of £648,907.20p



Background

1. At their meeting in February 2006, Executive Board granted Major Project Approval for Decent Homes works within the Capital programme for the following three years. For 2006/07 the sum approved for re-roofing was £840k (plus fees).
2. Historically we have spent, on an annual basis, between £100k and £200k on roofs that are more of a responsive nature. These have been carried out by individual tender or additions to existing Contracts at contract rates in accordance with the Contract Conditions.
-  3. The budget is managed on a planned basis, working within the council's "Decent Homes" database of attributes.
4. The nature of this contract is a works contract under the EU Regulations and as the financial threshold for the application of the EU rules to works contracts is £3.6 million pounds, this contract is not caught by these rules. The rules of the Constitution for contracts over £100,000 apply. Tenders were sought for re-roofing the blocks, all in accordance with the Council's Constitution. The addresses are shown in Appendix 1,
5. Competitive tenders have been received and the results are shown in the Confidential Appendix 2.
6. There are a number of Leaseholders within the blocks and these have been consulted in accordance with the Commonhold and Leasehold Reform Act 2002, Section 151. The full consultation procedure described in the Service Charges (Consultation Requirements) (England) Regulations (Consultation Regulations) 2003 should be followed.

Financial Implications

7. This work is within the £840,000 Budget allocated, see paragraph 1 above. The tenders received are shown in the Confidential Appendix 2.

Legal Implications

8. The contract will be a fixed price contract under the JCT Intermediate Form of Contract.
9. Leaseholder implications have been addressed in accordance with the current Act, see paragraph 6 above.

Staffing Implications

10. The in house team in Oxford City Homes will manage and supervise this contract.

Timescale

11. The project will commence in early September 2006 and is programmed for completion at the end of February 2007.

Appendices

12. Appendix 1. Project address list.
13. Appendix 2. (Exempt from publication) tenders received

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Background papers: Budget approval report & minutes for 2006/07.
Tender Returns.

