

**Report of:** Head of Oxford City Homes

**To:** Executive Board

**Date:** 10 September 2007 **Item No:**

**Title of Report :** Kitchens & Bathrooms – Tender Approval.



### Summary and Recommendations



**Purpose of report:** To advise the Board on the tender received for the improvements to kitchens and/or bathrooms under the decent homes Capital programme.



**Key decision:** Yes

**Portfolio Holder:** Councillor Patrick Murray

**Scrutiny Responsibility:** Housing Scrutiny Committee



**Ward(s) affected:** Marston.

**Report Approved by:**



**Portfolio Holder:** Councillor Patrick Murray

**Finance:** David Higgins



**Legal:** Lindsay Cane

**Strategic Director:** Michael Lawrence



**Policy Framework:** To meet Decent Homes Target by 31 December 2010.



**Recommendation(s):** That the lowest tender for carrying out decent homes kitchen and/or bathroom improvements be accepted.



### **Background –**



1. This project was approved by the Board in April 2007 as part of the kitchen and bathrooms budget within the HRA 2007/8/9/10 Capital programme.

2. The works involve the fitting of new kitchen units, including revised layouts to suit tenant's own white goods, additional socket outlets (in most cases) and / or bathroom works. It should be noted that, under the decent homes criteria, both kitchen and bathroom will not necessarily be done, if they are in a good state of repair and the kitchen layout is satisfactory works will not be carried out.
3. Competitive tenders have been received for this work, the results of which are shown in the Financial Implications section below. All five contractors who were invited, submitted a tender.
4. The works will be carried out in the following roads within the Marston/Nothway areas:-

Alesworth Grove, Ambleside Drive, Borrowmead Road, Copse Lane, Derwent Avenue, Dunstan Road, Foxwell Drive, Gorse Leas, Gouldland Gardens, Grunsell Close, Halliday Hill, Ingle Close, John Buchan Road, Maltfield Road, Meaden Hill, Milne Place, Saxon Way, Stainfield Place, Stockleys Road, Sutton Road, Upway Road, Westlands Drive.
5. Consultation with tenants on layouts, unit style and colours etc are on-going and a tenant liaison officer works with the tenants to co-ordinate the improvements, deal with their concerns and keep them informed of progress.

#### **Legal implications -**

6. The contract will be a fixed price contract under the JCT Intermediate Form of Contract and initially covers 100 properties with an option to increase this number to 150 (with percentage saving).

#### **Financial implications -**

7. The following tenders were received:
  - A. £ 886,978.96
  - B. £ 931,774:80
  - C. £ 943,690:24
  - D. £ 937,648:51
  - E. £1,054,303:44
8. The lowest tender submitted (A) has been checked and found to be arithmetically correct with no omissions or qualifications.
9. It is within the programmed Capital budget agreed for kitchen and bathrooms this financial year.

## Recommendation -

10. It is recommended that the lowest tender in the sum of £886,978:96 be accepted.

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Background papers: Specification and tender returns.

