

**Report of:** Head of Oxford City Homes  
**To:** City Executive Board  
**Date:** 22 October 2008 **Item No:**  
**Title of Report :** Disabled Adaptations Works - Tender Approval.

### Summary and Recommendations

**Purpose of report:** To advise the Board on the tenders received for the Disabled Adaptations Works contract within the HRA Capital Programme for 2008/09.

**Key decision:** Yes

**Board Member:** Councillor Ed Turner

**Report Approved by:**

**Board Member:** Councillor Ed Turner  
**Finance:** David Higgins  
**Legal:** Lindsay Cane  
**Director:** Tim Sadler

**Policy Framework:** More housing, better housing for all.

**Recommendation(s):** That the lowest tender for disabled adaptation works in the sum of £360,870.80, as submitted by Facilitas SMC, should be accepted, and that tender approval be given.

### **Background –**

1. City Executive Board approved additional Capital funding of £370,000 for Disabled Adaptation Works at their meeting on 23 July 2008.

2. This sum was approved in order to complete the existing “waiting list” for major works (mainly showers) by the end of the current financial year. It is predicted that the original budget of £528,000 will fund those already ordered i.e. not on the waiting list, and new referrals by the Occupational Therapist (OT).
3. It should be noted that the OT, joint funded with Oxfordshire County Council Social Services, is now in post and working within Oxford City Homes on Oxford Council tenant referrals. This has started to speed up the process and will considerably improve disabled tenants’ quality of life.
4. Competitive tenders have been received for this work, the results of which are shown in the Financial Implications section below. Six tenders were invited but only five were submitted on time.

#### **Legal implications -**

5. The contract will be a fixed price contract under the JCT Intermediate Form of Contract and will end on 31 March 2009, all subject to contract.

#### **Financial implications -**

6. The following tenders were received:
  - A. £ 360,870:80
  - B. £ 399,550:41
  - C. £ 459,281:69
  - D. £ 471,866:53
  - E. £ 515,305:75
7. The lowest tender (A) submitted by Facilitas SMC Ltd is within budget and has been checked and found to be arithmetically correct with no omissions or qualifications. It therefore provides good value for money.
8. This company has recently carried works of a similar nature for the Council and the standard of workmanship is good.
9. The tender is based upon schedule of rates prices together with a contingency provision and therefore the “final account” figure will depend upon the value of works undertaken but it is currently predicted that final costs will be comfortably within the tender sum.

### **Environmental implications -**

10. The majority of the works are showers and therefore the consumption of water is likely to be reduced along with fuel costs as, where at all possible, thermostatic mixers are used, fed from the hot water system.

### **Recommendation -**

11. It is recommended that the lowest tender for disabled adaptation works in the sum of £360,870.80, as submitted by Facilitas SMC, should be accepted, and that tender approval be given.

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**Background papers:** Works specification.