



Extension of Adur Homes Schedule of Rates Contract for Adaptations for People with Disabilities

Report by the Executive Head of Adur Homes

1.0 Summary

1.1 The purpose of this report is to request the Cabinet Member for Customer Services approval to extend the existing Schedule of Rates contract for adaptations for people with disabilities (tenanted homes).

2.0 Background

2.1 Adaptations represent an ongoing commitment to improve access and facilities in Council homes to meet specific needs of individuals with disabilities. Work being carried out at the request of W.S.C.C. Occupational Therapists or Medical Practitioners.

2.2 To fulfil the above objective Adur Homes procured and appointed contractor J.G. & J.R Langridge to a two year schedule of rates contract for adaptations which has recently lapsed.

2.3 Contract conditions included the provision to extend the contract by up to 12 months subject to satisfactory contract performance & negotiation with the appointed contractor.

The contractor has performed to the satisfaction of Adur Homes for the entire contract period and has expressed a wish to extend the contract and apply identical schedule of rates costs to that of the second year of the contract.

The offer represents Value for Money by maintaining Schedule of Rates costs at 2011/12 levels and offsets the cost of re-procuring the contract during 2013.

2.4 Details of the proposal to extend the contract have been submitted to Executive Head of Corporate & Cultural Services for consideration. These confirm that the necessary requirements of the Adur District Council Constitution have been met and are as follows:

- The proposed additional works are substantially similar to those included in the original contract.

- The original contractor has submitted a further offer to the Council for the proposed works and that the variance does not exceed the value or amount of their original successful tender by more than 10%.
- The original contract has been performed within the 12 months prior to the submission of this offer.
- At least three other tenders were invited for the performance of the original contract.
- The original contract has not previously been extended.
- The original tender process clearly identified that the contract may be extended.

The Executive Head of Corporate & Cultural Services is satisfied that all the requirements of Contract Procedure Rule 21 have been met, and the contract can be extended subject to Cabinet Member approval.

4.0 Proposals

- 4.1 To extend the original Schedule of Rates contract submitted by J.G. & J.R Langridge until midnight Friday 21st March 2014. All in accordance with the Constitution, conditions of contract and applying identical schedule of rates costs to that set in the second year of the original contract.

5.0 Legal

- 5.1 The Council has power under section 6 of the Housing Act 1985 to provide, repair & maintain houses for rent. Under Section 151 of the Local Government Act 1972 the Council has a duty to make arrangements for the proper administration of its financial affairs.
- 5.2 The Executive Head of Corporate & Cultural Services has been consulted and is satisfied that all the requirements of Contract Procedure Rule 21 are complied with, subject to Cabinet Member approval.

6.0 Financial implications

- 6.1 Financial provision has been made within the Adur Homes capital budget for 2013/14 financial year.

7.0 Recommendation

- 7.1 The Cabinet Member is recommended to:
- i) agree the extension of the Schedule of Rates contract with J.G. & J.R Langridge for adaptations for people with disabilities until midnight Friday 21st March 2014 at identical rates to that set in the second year of the original contract.

Local Government Act 1972

Background Papers:

- Contract Articles of Agreement
(Corporate & Cultural Services ref 006139-dg/134876)

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1.0 Council Priority

- 1.1 The wide scope and impact of the housing capital investment programme provides a positive contribution to the following priorities set by the Council as outlined below:
- > Promote health and well being in our communities
 - > Ensuring value for money

2.0 Specific Action Plans

- 2.1 To meet Government set decency standards for Council housing and to improve access and use of council homes for tenants with disabilities

3.0 Sustainability Issues

- 3.1 Investment in housing makes a positive contribution to the Council's Sustainable/ Environmental objectives of resource use, energy and waste. Ensuring that there is a supply of good quality, affordable social housing in the District to set criteria and standards.

4.0 Equality Issues

- 4.1 As 2.1 above
- 4.2 Aspects of access & equalities are considered at design stage of the projects.

5.0 Community Safety issues (Section 17)

- 5.1 Consideration has been given during design and preparation of project to ensure that, where possible, the safety and security of homes are maintained.

6.0 Human Rights Issues

- 6.1 Matter considered and no issues identified.

7.0 Reputation

- 7.1 Matter considered and no issues identified.

8.0 Consultations

- 8.1
- Cabinet Member for Improved Customer Services
 - Executive Head of Adur Homes
 - Executive Head of Corporate & Cultural Services

9.0 Risk assessment

- 9.1 Working and construction safety assessments are an integral part of project & programme management and are set out and defined for the contract.

10.0 Health & Safety Issues

- 10.1 Generally as for risk assessments above.

11.0 Procurement Strategy

- 11.1 The report and Procurement Strategy for the Housing Capital contracts adheres to the Adur District Council Constitution, Section 4 procurement rules, and meets the Best Value principles, including competitive tender procedures.
- 11.2 the requirements of Contract Procedure Rule 21 are complied with, save for Cabinet Member approval.

12.0 Partnership working

- 12.1 Matter considered and no issues identified.