



ADUR DISTRICT COUNCIL

Cabinet Member for Adur Homes &
Customer Services
Date 17 November 2022
Decision Ref No: A/AH&CS/007/22-23
Decision to be taken on or after
25 November 2022

Key Decision: Yes

Ward(s) Affected: All Adur Wards

Direct award through the SEC framework to obtain professional services to include measured survey, condition surveys and Retrofit Assessments and Co-Ordinator services for properties identified with no primary heat source

Report by The Director for Communities

Executive Summary

1. Purpose

- Direct award via the South East Consortium Framework (SEC) to Faithorn Farrell Timms (FFT) for the services of delivering around comprehensive condition surveys and retrofit assessment services for 53 properties identified with having E,F and G rated EPC's, and where there is no record of a primary heat source installation.

2. Recommendations

- The Cabinet Member is recommended to
 - approve a direct award to FFT via the SEC framework for delivering the comprehensive review and assessment of the properties identified with E,F,G rated EPC's and no record of primary heat source.
 - note that FFT are the number one supplier on the framework, and their rates have been checked to ensure they are in line.
 - note that the framework tender was evaluated in accordance with (MEAT) Most Economic Advantageous Tender, with the apportionment set as 40% cost, 60% quality.

Context

2.1 Following a review of data it has been identified that there are around 53 properties which are not recorded as having any primary heat source. Their heating is provided by gas fires which have been decommissioned. Other heating is provided through electrical panel heating. These properties are rated E,F and G on the EPC's.

2.1.1 There is significant improvement work required to our properties and there is grant availability for those requiring energy efficiency improvements.

2.1.2 At present we are unable to obtain and grant funding as we do not comply with the requirements under PAS2035 due to lack of key roles such as retrofit assessors and retrofit coordinators.

2.1.3 There is also a lack of comprehensive condition data which prevents the ability to make key decisions around the best form of heating based on the external package etc of the property.

2.1.4 This means that a specific project is required to understand the condition of the properties, the work required to bring them up to standard and the work required to install a heating solution which is energy efficient and meets our aspirations through the carbon agenda.

2.1.5 FFT over the ability to cover all our surveying requirements as well as act as the retrofit assessor and coordinator role.

2.1.6 SEC provides a framework for a procurement compliant mechanism to deliver this work, including the project management aspects. The framework was evaluated in accordance with (MEAT) Most Economic Advantageous Tender, with the apportionment set as 40% cost, 60% quality. FFT are the number one supplier on the framework, and their rates have been checked to ensure they are in line.

3. Issues for consideration

3.1 This project requires professional building surveying resources as well as PAS2035 requirements for a retrofit assessor and coordinator, FFT offer this package through a procurement compliant mechanism.

3.2 The project will allow for those properties in which we are currently aware of that do not currently comply with the requirements under the MEES (minimum

energy efficiency standards regulations) to become compliant through a project of improvement works.

3.3 Recommended action is to award the contract.

3.4 Doing nothing will result in:

- Disadvantage us in any proposals to obtain grant funding for energy efficiency improvements into our domestic dwellings.
- Identifying properties which do not meet the Minimum energy efficiency rate of an E rating.
- Help to tackle fuel poverty

3.5 For the above reasons, the proposed option being recommended is to award the contract to FFT under the SEC framework

4. Engagement and Communication

4.1 Adur Homes Department has been consulted on the proposals in this report.

4.2 There is no requirement for external engagement or collaboration as this contract will only impact AWC owned stock.

4.3 FFT is a local multi discipline professional service which has engaged with AWC on a number of projects. Their employees are local to the area. The prices are in line with the SEC framework agreement, in which FFT are the number one supplier.

5. Financial Implications

5.1 The forecast contact value in 2022/23 is anticipated at £195,000.

5.2 It is to be funded from the 2022/23 heating and energy efficiency scheme budget of £150,000 and the 2022/23 stock condition survey budget of £65,000.

6. Legal Implications

6.1 Under Section 111 of the Local Government Act 1972, the Council has the power to do anything that is calculated to facilitate, or which is conducive or incidental to, the discharge of any of their functions.

6.2 Section 3(1) of the Local Government Act 1999 (LGA 1999) contains a general duty on a best value authority to make arrangements to secure continuous improvement in the way in which its functions are exercised, having regard to a combination of economy, efficiency and effectiveness.

6.3 Section 1 of The Local Government (Contracts) Act 1997 confers powers on the local authority to enter into a contract with another person for the provision or making available of assets or services, or both (whether or not together with goods) for the purposes of, or in connection with, the discharge of the function by the local authority. All suppliers should be appointed following procedures set out in the Council's Contract Standing Orders.

6.4 A direct award under a pre-established Framework Agreement is compliant with section 33.2 Public Contract Regulations 2015.

Background Papers

None

Officer Contact Details:

Rachael Hunns

Compliance Advisor - Facilities & Technical Services

rachael.hunns@adur-worthing.gov.uk

Sustainability & Risk Assessment

1. Economic

- Allows programs of work to be developed to improve the energy efficiency of our properties, impacting on the financial ability of our tenants.

2. Social

2.1 Social Value

- To enable improvements to be made which will impact on our tenants affordability and social environment.
- SEC provides a framework for a procurement compliant mechanism to deliver this work, including the project management aspects. The framework was evaluated in accordance with (MEAT) Most Economic Advantageous Tender, with the apportionment set as 40% cost, 60% quality.
- FFT are a local supplier employing local surveyors. They have a good understanding of our sites already and our aspirations as a landlord.

2.2 Equality Issues

- Matter considered and no issues identified.

2.3 Community Safety Issues (Section 17)

- Matter considered and no issues identified.

2.4 Human Rights Issues

- Matter considered and no issues identified.

3. Environmental

- Matter considered and no issues identified.

4. Governance

- It will allow for those properties in which we are currently aware of that do not currently comply with the requirements under the MEES (minimum energy efficiency standards regulations) to become compliant through a project of improvement works.