

Report to Cabinet

18 May 2022

Subject:	Asset Management and Maintenance Investment Programme 2022-23
Cabinet Member:	Cabinet Member for Housing, Councillor Zahoor Ahmed
Director:	Director of Housing Gillian Douglas
Key Decision:	Yes an executive decision which is likely to result in the Council incurring expenditure, the making of savings or the generation of income amounting to: -£250,000 or more where the service area budget exceeds £10m;
Contact Officer:	Steve Greenhouse – Service Manager – Asset Management and Maintenance steve_greenhouse@sandwell.gov.uk Jonathan Rawlins – Business Manager – Asset Management and Maintenance Jonathan_rawlins@sandwell.gov.uk



1 Recommendations

1.1 That the Director of Housing, in consultation with the Director of Finance, be authorised to prepare tendering documentation and to procure contractors, in accordance with The Public Contract Regulations 2015 and the Council’s Procurement and Contract Procedure Rules, to work on behalf of the Council, to deliver the refurbishment and maintenance works detailed below: -

Contract	Value
External Improvement Works 2023 – 2027	£80,000,000 (£20,000,000 per annum)
Expansion of CCTV and Concierge Service	£1,400,000
Major Adaptations and Improvement Works 2023 – 2027	£24,000,000 (£6,000,000 per annum)
Retro-fitting of Sprinklers in High-Rise Flats 2022 – 2026	£15,000,000 (£3,750,000 per annum)
Refurbishment Works to Union Street, Tipton	Budget estimate £1,100,000
Refurbishment of Allen House, Great Barr	Budget estimate £3,300,000
Void Repairs and Post Tenancy Repairs to Housing 2022 - 2026	£24,000,000 (£6,000,000 per annum)
Plastering and Associated Works 2022 – 2026	£2,000,000 (£500,000 per annum)
Supply and Fit Fencing 2022 – 2026	£560,000 (£140,000 per annum)
Roofing Repairs to Council Properties 2022 - 2024	£499,000 (£239,500 per annum)
TOTAL	£151,359,000

1.2 That the Director of Housing be authorised to award the contracts, as referred to in 1.1 above, to the successful contractor(s).

1.3 That the Director – Law and Governance and Monitoring Officer be authorised to enter into or execute under seal any documentation in relation to the award of the contracts.



- 1.4 That any necessary exemption be made to the Council's Procurement and Contract Procedure Rules to enable the course of action referred to in 1.1 above to proceed.

2 Reasons for Recommendations

- 2.1 This report seeks approval to procure, award and enter into contract with the successful contractors to deliver the various contracts as detailed within the report to continue the substantial investment in the Council's Housing Stock.

3 How does this deliver objectives of the Corporate Plan?



Quality homes in thriving neighbourhoods. These contracts are required to allow Sandwell MBC to continue to maintain and upgrade its housing stock as and when required, in line with the Decent Homes Standard and regulatory requirements

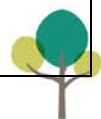
The delivery of these contracts will both improve the energy efficiency, the appearance, the security and fire safety of the housing stock.

Ambition 2 - Sandwell is a place where we live healthy lives and live them for longer, and where those of us who are vulnerable feel respected and cared for.

Improved energy-efficiency of homes will reduce energy bills and help to address fuel poverty, allowing vulnerable residents to enjoy more comfortable lives.

The provision of these services provides vital adaptations and improvements to people's homes which enable them to maintain their independence in their communities.

Ambition 3 – Our workforce and young people are skilled and talented, geared up to respond to changing business needs and to win rewarding jobs in a growing economy



The delivery of these contracts will support investing in businesses, people and jobs that will create wealth and tackle poverty. It will also actively promote Think Sandwell with the inclusion of apprenticeships and training opportunities within the contractual arrangements.

Ambition 5: Our communities are built on mutual respect and taking care of each other, supported by all the agencies that ensure we feel safe and protected in our homes and local neighbourhoods.

The delivery of these contracts will support Sandwell's approach towards reducing crime and anti-social behaviour levels.

Ambition 8 – Our distinctive towns and neighbourhoods are successful centres of community life, leisure and entertainment where people increasingly choose to bring up their families.

The delivery of these contracts will deliver improvements to our housing stock and the surrounding areas in which they are located, to promote families choosing to move into and stay in Sandwell and being proud of the town and area in which they live.

4 Context and Key Issues

4.1 The Council is seeking to procure, award and appoint contractors to undertake the following refurbishment and maintenance works: -

- External Improvement Works 2023 – 2027
- Expansion of CCTV and Concierge Service
- Major Adaptations and Improvement Works 2023 – 2027
- Retro-fitting of Sprinklers in High-Rise Flats
- Refurbishment Works to Union Street, Tipton
- Refurbishment of Allen House, Great Barr
- Void Repairs and Post Tenancy Repairs to Housing 2022 – 2026
- Plastering and Associated Works



- Supply and Fit Fencing 2022 – 2026
- Roofing Repairs to Council Properties 2022 – 2024

4.2 All wards within Sandwell will be affected.

4.3 On 18th October 2017 Cabinet approved the Housing Revenue Account (HRA) – Housing Investment Programme report. The report set out a refreshed 10-year HRA investment plan to enable the delivery of new build projects and to continue investment into existing stock and communal spaces in our neighbourhoods.

4.4 One of the key aspects to the report was to maintain and where necessary upgrade our existing stock.

4.5 In order to ensure the plan remains fit for purpose a review of the HRA investment programme has been undertaken.

4.6 By reviewing the HRA every 3 – 5 years we can ensure it is continuing to deliver the aims and objectives of the council in the short term, make recommendations for adjustment to address new and emerging priorities, and ensure the investment programme remains affordable for the duration of the plan.

4.7 The revised HRA funded Housing Investment Programme is designed to respond to these and other emerging priorities and will deliver our ambitions for housing by:

- Maintaining our existing stock to the Sandwell Standard
- Ensuring our properties are energy efficient
- Remodelling our properties to suit changing needs
- Protecting our residents and assets.

4.8 We have made sure the proposed financial plans are affordable in the long term and will help support us in meeting the needs of the residents of we serve.



4.9 We will continue to invest in current stock to make sure it meets the needs of existing and new tenants and supports tenants to avoid fuel poverty through energy efficiency interventions. We will also remodel some of our houses to meet the needs of vulnerable families and individuals.

4.10 External Improvement Works 2023 - 2027

4.10.1 This report seeks the approval to procure and enter into contract with two Contractors to carry out external improvements to Council Housing Stock across the Borough, excluding high rise, for a contract period of four years, from April 2023 to March 2027.

4.10.2 The contracts will be a continuation of an existing programme of external improvement works delivered since February 2019, which was approved by Cabinet at its meeting of 18th April 2018.

4.10.3 The current contracts expire in Feb 2023.

4.10.4 The Contracts will seek a contractor to operate in the North of the Borough covering Tipton, Wednesbury and West Bromwich with another contractor operating in the South of the borough covering Rowley Regis, Oldbury and Smethwick.

4.10.5 The annual value of works contained within the contract will be £20million per annum to be split between the two successful contractors over a 4-year contract.

4.10.6 It is estimated that upon the conclusion of the current external improvement contracts that 6,000 properties will have received and benefitted from improvement works, leaving a further 18,000 properties to receive external improvements. Each town will receive the required external refurbishment works in line with the running order at Appendix 1.

4.10.7 The external elements to our housing stock generally include roofs, fascia's/soffits, rainwater goods, windows, doors, render and external painting. The principles to be used when identifying works to be undertaken will include reducing the need for revenue repairs and



maintenance through planned and cyclical maintenance including through this contract.

4.10.8 Sandwell is an area with high levels of deprivation by comparison with other areas of the country and as a result many residents face the challenge of fuel poverty, spending a significant amount of money paying fuel bills, with some residents having to choose which household bills they can afford to pay. Through the delivery of this Contract a review of existing insulation levels will be undertaken throughout the individual properties and blocks to assess any opportunities to improve the energy efficiency of properties.

4.10.9 If the Council's ambitious climate change target to achieve carbon neutrality by 2041 is to be met, this type of intervention is necessary. This project will also help families who may be suffering from fuel poverty as they are currently living in some of the least energy-efficient houses in the Council's stock.

4.10.10 Energy efficiency measures will be incorporated into the external improvement programme and can help demonstrate a firm commitment towards achieving carbon reduction targets and climate change initiatives.

4.10.11 The procurement of this contract will also play a part in reducing burglaries and the fear of crime through the installation of new and more secure doors and windows.

4.11 Expansion of CCTV and Concierge Service

4.11.1 This report seeks the approval to procure and enter into contract with a Contractor to carry out expansion of the CCTV and Concierge Service across the Borough, with works commencing in August 2022.

4.11.2 Sandwell Council intends to expand its CCTV and Concierge services to residents of high-rise blocks that do not currently receive these services – detailed in Appendix 2.



4.11.3 The CCTV & Concierge service contributes to community safety and perceptions of safety for tenants. The service includes a 24/7 concierge response to intercom calls, advice, support and immediate warnings to those acting in an anti-social manner within communal areas and outside our blocks. CCTV footage further enables additional sanctions to be taken against identified individuals where necessary. Tenants who benefit from this provision pay a service charge.

4.11.4 A tenant consultation on the planned proposals relating to the Upgrade and Expansion of the Council's CCTV & Concierge Service was undertaken and completed in November 2021. Officers had been petitioned several times by tenants to receive this service. Approximately 93% of responses to the tenant consultation was positive stating that they believe that they will benefit from the services offered.

4.11.5 Work has been completed to consider the requirements to extend the CCTV and Concierge service across all remaining high-rise blocks and to secure the long-term future of the control room and its existing services. This exercise has identified 3 separate phases of work. Phase 1 will consist of network infrastructure upgrades, phase 2 will involve the renewal of video management and recording systems and phase 3 will see the installation of CCTV cameras monitored and recorded at Roway Lane as well as updating door entry systems that will see them networked to Roway Lane control room providing tenants with a 24-hour concierge service.

4.11.6 It is anticipated the cost of delivering the 3 phases will be within the allocated budget of £1.4 million. The additional service charges will generate income of £387k per annum and therefore against the capital investment of £1.4m would achieve payback in about 3.5 years.



4.12 Major Adaptations and Improvement Works 2023 – 2027

4.12.1 The Council is under a duty under the Chronically Sick and Disabled Persons Act 1970, the Children Act 1989 (in respect of children) and the Care Act 2014 (in respect of adult persons who may be in need of care and support) to provide support where it has assessed that such support is needed. This includes practical assistance in the home and adaptations to the home.

4.12.2 These services/works are key to delivering the following outcomes: -

- Supporting disabled residents to remain living independently in their own homes
- Reduce the number of home accidents
- Reduce the number of avoidable hospital admissions and readmissions
- Maintain the private and council housing stock of the borough

4.12.3 This report seeks authorisation for the Council's Housing directorate to procure, award and enter into a contract with 4 suitably qualified, competent and experienced contractors for a contract period of four years to manage and deliver a Major Adaptation / Improvement Works and Bath Out Shower In (BOSI) / Level Access Shower (LAS) Service for a period of four years commencing 1st February 2023 until 31st January 2027.

4.12.4 The Contract arrangements to deliver the Major Adaptation / Improvement Works and Bath Out Shower In (BOSI) / Level Access Shower (LAS) service expires on 31st January 2023.

4.12.5 The estimated value (excluding VAT) for the Major Adaptation / Improvement Works and Bath Out Shower In (BOSI) / Level Access Shower (LAS) will be £6,000,000 per annum.



4.12.6 A Major Adaptation is defined as any major alteration to a residential property costing more than £1,000. The Major Adaptation service includes: ramped access to dwellings, installation of level access showers as well as bedroom / bathroom extensions.

4.12.7 Improvement Works include improvements and repairs to homes that ensure residents have a safe, warm and healthy home that meets their needs. Occasionally, this will include a requirement to carry out urgent works to remove a Category 1 Hazard as defined under the Housing Act 2004.

4.12.8 Bath Out Shower In (BOSI) and Level Access Shower (LAS) includes the supply and fit of shower's including the removal of existing baths and replacing them with showers.

4.12.9 It is proposed to split the works into two separate lots, with one lot delivering works to council housing on a North/South split of the Sandwell Borough and the other lot delivering works to privately owned/privately rented housing on a North/South split within the Sandwell Borough.

4.13 Retro-fitting of Sprinklers in High-Rise Flats 2022 – 2027

4.13.1 A briefing update was shared with the Cabinet Member for Homes on 21st February 2019, with regards to an email from the West Midland Fire service (WMFS) to chief executives dated 18th February 2019. The email stated:

The WMFS calls upon all local authorities and social housing providers across the West Midlands to proactively review and survey their high-rise tower blocks to eliminate or identify foreseeable risk of cladding systems and external building components which do not meet the required standards of limited combustibility.



It also included a paragraph on sprinklers which stated:

WMFS has welcomed the decision by several local authorities to retrofit sprinklers across their high-rise tower blocks. Sprinklers are the most effective way to ensure that fires are suppressed or even extinguished before the fire service can arrive. They save lives and reduce injuries, protect firefighters who attend incidents and reduce the amount of damage to both property and the environment from fire. WMFS can provide support and guidance to local authorities who are considering the installation of sprinklers in their high-rise tower blocks.

4.13.2 A report produced by the Chief Fire Officers Association entitled 'Business Case for Sprinklers' details that evidence shows that, while sprinklers are primarily intended to contain or control fires, they can also be instrumental in saving the lives of people in the room of origin of a fire. There are no cases on record where multiple fire deaths have occurred in buildings with working sprinkler systems, where those systems have been appropriately designed for the intended purpose and have been properly installed and maintained. The evidence also shows that no lives have been lost in the UK due to fire in homes fitted with domestic sprinkler systems.

4.13.3 The report details that where a sprinkler system has been installed:

- Fire deaths (including firefighter deaths) have been almost eliminated
- Fire injuries reduced by 80%
- Significant improvement in firefighter safety achieved
- Property damage reduced by over 80%
- Effects of arson reduced
- Reduction in the environmental impact of fire
- Reduction to the economic cost of fire



4.13.4 Sprinkler systems not only provide benefits in terms of life safety and protection of property, they also reduce the impact a fire has on the environment by limiting the production of carbon dioxide and other products of combustion. Implicit in the environmental benefit of quick and reliable suppression of fires, is the prevention of the need to replace and repair buildings, producing significant savings in respect of the energy and resources that must be expended on buildings.

4.13.5 A further briefing note was prepared on the cost of retrofitting sprinklers within our high-rise blocks. At this briefing on the 21st March 2019, an in-principle commitment was given to look at installing sprinklers into each individual flat within these blocks.

4.13.6 In total we have 55 Blocks over 18 metres in height (including Marmion House which is managed by Riverside as part of a PFI arrangement). Of these, 17 are over 30 metres and 6 are over 25 metres. 30 of the 55 blocks have only 1 staircase, this includes 15 of the blocks over 30 metres.

4.13.7 Within the high-rise stock, 3 blocks do not have a gas supply and a further 10 blocks have gas solely for cooking. The remainder of the blocks have a significant proportion of properties with gas central heating systems installed.

4.13.8 As part of ongoing refurbishment works to Alfred Gunn House, sprinklers are currently being installed into individual flats as part of the works. Remaining blocks to be refurbished, as previously agreed within the 10-year HRA investment plan Cabinet report of 18th October 2017, are: -

- Darley House, Rowley Regis (already in contract with works due to start April 2022)
- Moorlands Court, Rowley Regis
- St Giles Court, Rowley Regis
- Heronville House, Tipton
- Paget House, Tipton
- Wyrley House, Tipton
- Holly Court, West Bromwich
- Oak Court, West Bromwich
- Allen House, West Bromwich



- Addenbrooke Court, Rowley Regis
- Wesley Court, Rowley Regis
- Boulton House, West Bromwich

4.13.9 Excluding the blocks that have yet to receive external refurbishment, as detailed in 4.13.8, the remaining 42 high rise blocks of flats will all be contained within the contract and will be prioritised based upon risk. 23 of the 42 blocks have 1 staircase and therefore these would be prioritised first.

4.13.10 The estimated cost to retrofit all the high-rise blocks with sprinklers will be dependent on where the pipe work runs within the flats, in addition to whether additional water boosting facilities are required. The estimated costs per flat will range between £5,000 - £7,500.

4.13.11 The Council is seeking to procure and appoint two contractors to undertake the retrofitting of sprinklers within our high-rise blocks for a contract period of four years, from October 2022 to September 2026.

4.13.12 The value of the contract is estimated to be in the region of £11.2 million (£2,800,000 per annum) - £16.8 million (£4,200,000 per annum) for a period of four years, with an annual maintenance cost of around £140,000.

4.13.13 The award of this contract will enable Sandwell MBC to deliver necessary fire safety improvement works to our high-rise stock that will, in conjunction with fire compartmentation principles, contain fire and stop the spread, thus ensuring residents are safe.

4.13.14 Sprinklers are the most effective way to ensure that fires are suppressed or even extinguished before the fire service can arrive. They save lives and reduce injuries, protect firefighters who attend incidents and reduce the amount of damage to both property and the environment from fire.

4.14 Refurbishment Works to Union Street, Tipton

4.14.1 This report seeks approval to procure and appoint a contractor to carry out the refurbishment of Union Street flats, Tipton, DY4 8QJ.



4.14.2 Union Street is a block of low rise flats in the Tipton Green Ward of Tipton. It contains 20 units, comprising 12 two bed flats and 8 shop units on the ground floor. The proposed works do not include any works to the shop units.

4.14.3 The block has historically suffered from water penetration issues and is in urgent need of a full external refurbishment to include external render/cladding, new windows and doors and improved fire escape routes.

4.14.4 The work will ensure the building remains wind and weather tight as well as improving the thermal efficiency.

4.14.5 The value of the contract is estimated to be in the region of £1,100,000 and would take approximately 12 months to complete. It should be noted that this block is being considered as part of a wider regeneration project, subject to external funding being secured. If that project goes ahead the refurbishment works would obviously need to be reviewed.

4.15 Refurbishment of Allen House

4.15.1 This report seeks the approval to procure and appoint a contractor to carry out the refurbishment of Allen House, West Road, Great Barr, B43 5PS.

4.15.2 The contract will be a continuation of an existing programme of external improvement works to our high-rise stock, which was approved by Cabinet at its meeting of 18th October 2017.

4.15.3 The Council has delivered a programme of improvements to High Rise Blocks of flats across the Borough generally including improvements to the external fabric such as new windows, surface treatment such as render and cladding and roofing works together with improvements to the communal areas such as new entrances, fire retardant paintwork and fire doors.



4.15.4 The high-rise refurbishment projects have been a highly visible sign of the significant investment Sandwell has made in its stock and has proved popular with residents and visitors alike.

4.15.5 There are 11 blocks managed by the council which have yet to be improved externally.

4.15.6 Allen House is a 9-storey built in 1967 in the Newton Ward of Hamstead, Great Barr. It contains 36 units, comprising 1 one bed and 35 two bed flats.

4.15.7 In 2007 Allen House received some low-level improvements via the High Rise Decent Homes Refurbishment Partnership.

4.15.8 The following further works are now deemed required to bring the block up to the current standard of all other high-rise refurbishment projects and to enhance the life expectancy of the building to 30 years whilst improving the standards for the current residents.

- Undertaking Identified Structural repairs
- Over cladding of the blocks with mineral wool insulation and rainscreen cladding to improve the thermal efficiency
- Replacement of single glazed windows with double glazed tilt and turn aluminium/timber composite windows
- New balcony doors and balcony upgrade to create a winter garden
- New insulated pitched roofs to cover the existing flat roofs
- Installation of fire resistant doors and screens to the communal areas on all floor levels.
- Complete redecoration of all communal areas along with new flooring installed at each level.
- New Entrance doors to all flats.
- Installation of new Sprinkler system to complement the existing fire detection already installed within the flats as part of the Decent Homes Scheme
- New rear entrance lobby with secure key fob door entry system to match front Porch installed previously



- Refuse Chute Replacement
- Upgrade of street lighting to improve ASB issues locally
- Minimal Landscape works involve resurfacing both the road and all footpaths around the block, replacement of Kerbs and edgings and the reduction of grassed areas to eliminate current maintenance issues.
- Existing Garage currently utilised by site management teams and cleaners are being thermally upgraded internally creating better staff welfare facilities and Equipment Storage area.

4.15.9 The value of the contract is estimated to be in the region of £3.3 million and will be on site for a period of approximately twelve months, commencing November 2022.

4.16 Void Repairs and Post Tenancy Repairs to Housing 2022 – 2026

4.16.1 The Council is seeking to appoint six contractors to undertake void repairs and post tenancy repairs to housing for a contract period of four years, from 1st August 2022 to 31st July 2026.

4.16.2 The anticipated value of the contract is in the region of £24 million (£6,000,000 per annum) for a period of four years.

4.16.3 The award of this contract will enable Sandwell MBC to deliver necessary building works to maintain and restore council housing when vacated by outgoing tenants and any resultant post tenancy repair works within the Borough of Sandwell to Council owned housing stock.

4.16.4 The current contract was awarded in June 2019 and expires 31st July 2022.

4.16.5 In order to comply with procurement timelines, a contract notice was published on the Government's Find a Tender website on 21st February 2022, with a tender return date of 25th March 2022.



4.17 Plastering and Associated Works 2022 – 2026

4.17.1 The Council is seeking to procure and appoint three contractors to supply labour, materials and to undertake plastering and associated works to housing for a contract period of four years, from 1st December 2022 to 30th November 2026.

4.17.2 The anticipated value of the contract is in the region of £2 million (£500,000 per annum) for a period of four years.

4.17.3 The award of this contract will enable Sandwell MBC to deliver necessary plastering and associated works to maintain council housing within the Borough of Sandwell.

4.17.4 The current contract was awarded in November 2018 and expires 30th November 2022.

4.18 Supply and Fit Fencing 2022 – 2026

4.18.1 The Council is seeking to procure and appoint two contractors to supply labour, materials and to fit fencing to housing for a contract period of four years, from 1st July 2022 to 30th June 2026, with one Lot covering timber fencing and one covering metal fencing.

4.18.2 The anticipated value of the contract is in the region of £280,000 (£70,000 per annum) for Lot 1 timber fencing and £280,000 (£70,000 per annum) for Lot 2 metal fencing, both for a period of four years.

4.18.3 The award of this contract will enable Sandwell MBC to deliver necessary fencing works to maintain council housing within the Borough of Sandwell.

4.18.4 The current contract was awarded in February 2019 and was due to expire 31st January 2023.

4.18.5 Expenditure levels on the current contract have exceeded the contract sum figure. To comply with Public Contract Regulations 2015 a decision has been made in conjunction with Procurement Services to terminate the current contract in accordance with the termination provision contained



within the contract and to re-procure the contract to ensure compliance. Correspondence will be issued to the contractor in April 2022, including a termination date of 31st June 2022.

4.19 Roofing Repairs to Council Properties 2022 – 2024

4.19.1 At its meeting of 29th September 2021, Cabinet approved the award of contracts to undertake Roof Repair Works to Council Properties to: -

- Hardyman Group Limited and Roy Hankinson Limited – Lot 1 Pitched Roofing Repairs, for the sum of approximately £796,500 (£265,500 per annum) to Hardyman Group / £265,500 (£88,500 per annum) to Roy Hankinson Limited and for a period of 3 years, from 1st October 2021 to 30th September 2024
- Roy Hankinson – Lot 3 Asphalt Roofing Repairs, for the sum of approximately £453,000 (£151,000 per annum) and for a period of 3 years, from 1st October 2021 to 30th September 2024.

4.19.2 Since the contracts have been awarded, Roy Hankinson Limited have stated in writing as at 14th February that they find themselves unable to deliver these lots due to circumstances beyond their control and have withdrawn their tender.

4.19.3 This has left the Council in the vulnerable position of not having adequate resources available to maintain the pace of demand for delivering required repairs to Council properties.

4.19.4 The Procurement Team subsequently approached the Lot 1 Pitched Roofing Repairs third placed contractor on 16th February 2022, IJS Roofing and Building Limited, to establish whether they would still be interested in supplying the required products to the Council at their original tendered rates.

4.19.5 IJS Roofing and Building Limited replied on 18th February 2022 stating that having reviewed their tender submission they confirm they can still deliver on their tendered rates and on the same terms and conditions upon which they tendered.



4.19.6 The tender submission of IJS Roofing and Building Limited has been reviewed and is still deemed to provide a high-quality bid and the tendered rates still represent value for money. IJS Roofing and Building Limited scored very highly on quality so there are no concerns regarding their capability.

4.19.7 It is therefore recommended that a contract for Lot 1 Pitched Roofing Repairs be awarded to IJS Roofing and Building Limited to a value of £184,375 (£88,500 per annum) for a contract period of twenty-nine months, from 1st May 2022 to 30th September 2024.

4.19.8 The Procurement Team have identified that other submitted tenders for the Lot 3 Asphalt Roofing Repairs did not represent value for money and have recommended that these works be re-procured.

4.19.9 The Council is now seeking to procure and appoint one contractor to undertake asphalt roofing repairs to Council properties for a contract period of twenty-five months, from 1st September 2022 to 30th September 2024.

4.19.10 The anticipated value of this contract is in the region of £314,500 (£151,000 per annum) for Lot 3 Asphalt Roofing Repairs, for a period of twenty-five months.

4.19.11 The award of this contract will enable Sandwell MBC to deliver necessary roofing repair works to maintain council housing within the Borough of Sandwell.

4.19.12 For the interim period between this report and appointing a contractor to undertake asphalt roofing repairs, a separate exemption report will be sought to engage with an alternative contractor, for a period of six months from 1st March 2022 to 31st August 2022 for a sum of approximately £75,000 to deliver asphalt roofing repairs.

5 Alternative Options

5.1 The alternative is to not invest in our Council Housing Stock which in turn may lead to dissatisfaction from existing and potential new tenants as well as disrepair and additional burden on the Housing Revenue Account.

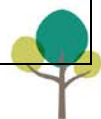


6 Implications

Resources:	<p>The proposed budgets for the following contracts: -</p> <ul style="list-style-type: none">• External Improvement Works 2023 – 2027 - £80m• Expansion of CCTV and Concierge Service - £1.4m• Refurbishment works to Union Street, Tipton - £1.1m• Refurbishment of Allen House, Great Barr - £3.3m <p>Total - £85.8m</p> <p>are contained within the currently approved HRA Capital Programme, and it is anticipated that expenditure will be profiled as detailed in Appendix 3.</p> <ul style="list-style-type: none">• Major Adaptations and Improvement Works 2023 – 2027 - £24m <p>funds to support the above services and works are delivered from the Housing Revenue Account (HRA) £12m and Disabled Facilities Grant (DFG) allocated to the Council, £12m and it is anticipated that expenditure will be profiled as detailed in Appendix 3.</p> <ul style="list-style-type: none">• Retro-fitting of Sprinklers in High-Rise Flats 2022 – 2027 – min £11.2m, max £16.8m <p>Funding for the retro fitting of sprinkler systems in high rise flats is contained with HRA balances.</p> <p>The funding set out within this report is part of an affordable programme that remains within our borrowing capacity limits.</p> <p>The proposed contract values of £24m (£6m per annum) for void repairs, £2m (£500k per annum) for plastering works, £560k (£140k per annum) for fencing works and £499,000 (£239,500 per annum) for Roofing Repair Works) are included within the approved revenue budgets for the ongoing repairs and</p>
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	<p>maintenance of Housing Revenue Account owned properties.</p> <p>Due to the contracts being an ongoing requirement to provide the service, the budget is maintained at this level each year to ensure the appropriate works can be carried out.</p> <p>The Council is currently undertaking a fundamental review of the HRA financial strategy and developing a comprehensive 30-year Business Plan. This will review the capacity within the HRA and the affordability of the investment programme in the longer term. However, the Capital Programme for 2022/23 approved by Cabinet and Council includes provision for the investment requirements set out in this report.</p>
Legal and Governance:	The contracts will all be procured and awarded in accordance with the Council's Procurement and Contract Procedure Rules and Public Contract Regulations 2015.
Risk:	No risks
Equality:	Works will be undertaken to all properties where required and as such an assessment has not been undertaken.
Health and Wellbeing:	<p>The work will ensure the buildings remain wind and weather tight as well as improving the thermal efficiency. Works will also enable the Asset Management and Maintenance Teams to quickly repair Sandwell MBC properties.</p> <p>The principles of Secured by Design and the environmental improvements to communal space on estates will help to protect the community.</p>
Social Value	<p>Social Value will be achieved through the inclusion of an Employment and Skills Plan (ESP) contained within the formal contracts with the successful contractors. The plan will include contractual performance indicators such as work experience placements, apprenticeships in addition to school engagement and community activities.</p> <p>The proposals contained in this report are entirely commensurate with the Council's climate change priorities and will help to support:</p> <ul style="list-style-type: none"> • Reduced carbon and greenhouse gas emissions • A reduction in fuel poverty • Improved health and wellbeing



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| | <ul style="list-style-type: none">• Inclusive economic growth – reduced fuel bills should allow more money to be spent locally |
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7. Background Papers

Cabinet Report 18th October 2017 (Min 167/17)

Cabinet Report 18th April 2018 (Min 60/18)

Cabinet Report 29th September 2021 (Min 166/21)

8. Appendices

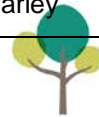


Appendix 1

External Improvement Works Running Order of Estates

OLDBURY

Town	Town Order	Estate	Ward Affected	Number of properties	Financial Year Programmed to Commence
Oldbury	3	Lion Farm, Oldbury	Bristnall, Langley, Old Warley, Oldbury	421	23/24
Oldbury	4	Blakeley Hall Road, Oldbury	Oldbury	9	23/24
Oldbury	5	Warley, Oldbury	Bristnall, Langley, Old Warley, Oldbury	589	24/25
Oldbury	6	Penncricket, Oldbury	Bristnall, Langley, Oldbury	93	25/26
Oldbury	7	Bristnall, Oldbury	Bristnall, Langley, Old Warley, Oldbury	154	25/26
Oldbury	8	Defford, Oldbury	Bristnall, Langley, Old Warley, Oldbury	199	25/26
Oldbury	9	Brandhall, Oldbury	Bristnall, Langley, Old Warley, Oldbury	402	26/27
Oldbury	10	Brades, Oldbury	Oldbury	33	27/28
Oldbury	11	Titford, Oldbury	Langley, Old Warley	18	27/28
Oldbury	12	Cakemore, Oldbury	Bristnall, Langley, Tividale, Oldbury	254	27/28
Oldbury	13	Oldbury Central, Oldbury (balance)	Oldbury, Old Warley, Langley	213	28/29
Oldbury	14	Temple Way, Oldbury	Oldbury	61	28/29
Oldbury	15	Langley, Oldbury	Bristnall, Langley	215	28/29
Oldbury	16	Tividale, Oldbury	Oldbury, Langley	56	28/29
Oldbury	17	Kenelm, Oldbury	Bristnall, Langley, Old Warley	57	28/29



SMETHWICK

Town	Town Order	Estate	Ward Affected	Number of properties	Financial Year Programmed to Commence
Smethwick	4	West Smethwick, Smethwick	St Pauls	196	23/24
Smethwick	5	Albion, Smethwick	St Pauls	63	23/24
Smethwick	6	Old Chapel, Smethwick	Smethwick, Soho & Victoria	240	24/25
Smethwick	7	Queens Head, Smethwick	Bristnall, Smethwick	392	25/26
Smethwick	8	Manor Road, Smethwick	Abbey, Smethwick	358	25/26
Smethwick	9	Great Arthur Street, Smethwick	St Pauls	33	27/28
Smethwick	10	Basons farm, Smethwick	Smethwick, St Pauls	124	27/28
Smethwick	11	Oxford Road, Smethwick	St Pauls	50	27/28
Smethwick	12	Newlands Green, Smethwick	Soho & Victoria	162	27/28
Smethwick	13	High Street, Smethwick	Smethwick, Soho & Victoria	267	28/29
Smethwick	14	Bearwood, Smethwick	Abbey, Smethwick	193	28/29
Smethwick	15	Rood End, Smethwick	St Pauls	70	28/29



ROWLEY REGIS

Town	Town Order	Estate	Ward Affected	Number of properties	Financial Year Programmed to Commence
Rowley	3	Grace Mary, Rowley	Tivdale	654	23/24
Rowley	4	Brickhouse, Rowley	Rowley	386	23/24
Rowley	5	Timbertree, Rowley	Cradley Heath & Old Hill	190	24/25
Rowley	6	Throne, Rowley	Blackheath, Rowley, Langley	358	24/25
Rowley	7	Codsall, Rowley	Cradley Heath & Old Hill	263	25/26
Rowley	8	Wallace Road, Rowley	Tivdale, Rowley	223	26/27
Rowley	9	Blackheath, Rowley	Blackheath, Rowley	763	26/27
Rowley	10	Lansbury, Rowley	Blackheath	137	27/28
Rowley	11	Rowley Hall, Rowley	Blackheath	42	27/28
Rowley	12	Riddins, Rowley	Cradley Heath & Old Hill	411	27/28
Rowley	13	Haden Hill, Rowley	Cradley Heath & Old Hill	18	28/29
Rowley	14	Springfield, Rowley	Rowley	197	28/29
Rowley	15	Tivdale Hall, Rowley	Tivdale	250	28/29



TIPTON

Town	Town Order	Estate	Ward Affected	Number of properties	Financial Year Programmed to Commence
Tipton	3	Tibbington, Tipton	Princess End, Tipton Green, Tividale	416	23/24
Tipton	4	Newtown, Tipton	Great Bridge	203	23/24
Tipton	5	BloomField, Tipton	Tipton Green	69	23/24
Tipton	6	Powis Avenue, Tipton	Great Bridge	172	24/25
Tipton	7	Princes End, Tipton	Princes End	796	24/25
Tipton	8	Locarno Road, Tipton	Princes End, Tipton Green	101	25/26
Tipton	9	Ocker Hill, Tipton	Great Bridge, Princes End, Wednesbury South	298	25/26
Tipton	10	Upper Church Lane, Tipton	Great Bridge, Princes End	40	25/26
Tipton	11	GlebeFields, Tipton	Great Bridge, Princes End	372	25/26
Tipton	13	Victoria Park, Tipton	Tipton Green	49	27/28
Tipton	14	Coneygre, Tipton	Oldbury, Tipton Green	370	27/28
Tipton	15	Denbigh, Tipton	Great Bridge	71	27/28
Tipton	16	Park Lane, Tipton	Tipton Green	288	27/28
Tipton	17	Owen Street, Tipton	Tipton Green	175	27/28
Tipton	18	Shrubbery, Tipton	Tipton Green	106	28/29
Tipton	19	Tipton Green, Tipton	Tipton Green	123	28/29
Tipton	20	Cotterills Farm, Tipton	Great Bridge	287	28/29
Tipton	21	Toll End, Tipton	Great Bridge	151	28/29



WEDNESBURY

Town	Town Order	Estate	Ward Affected	Number of properties	Financial Year Programmed to Commence
Wednesbury	4	Friar Park, Wednesbury	Friar Park	728	23/24
Wednesbury	5	Wood Green, Wednesbury	Wednesbury North	855	24/25
Wednesbury	6	Wednesbury Central, Wednesbury (balance)	Wednesbury North, Wednesbury South	352	26/27
Wednesbury	7	Mesty Croft, Wednesbury	Friar Park	333	27/28
Wednesbury	8	Hill Top, Wednesbury	Wednesbury South, Hateley Heath	14	27/28
Wednesbury	9	Golf Links, Wednesbury	Wednesbury South	153	27/28



WEST BROMWICH

Town	Town Order	Estate	Ward Affected	Number of properties	Financial Year Programmed to Commence
West Bromwich	4	Hateley Heath, West Bromwich (balance)	Hateley Heath	426	23/24
West Bromwich	5	Swan Village, West Bromwich	Greets Green & Lyng	113	23/24
West Bromwich	6	Greets Green, West Bromwich	Greets Green & Lyng, West Bromwich Central	660	23/24
West Bromwich	7	West Bromwich Central, West Bromwich	West Bromwich Central	2	25/26
West Bromwich	8	Barton Street, West Bromwich	Greets Green & Lyng	34	25/26
West Bromwich	9	Black Lake, West Bromwich	West Bromwich Central	123	25/26
West Bromwich	10	Hall Green, West Bromwich	Hateley Heath	221	25/26
West Bromwich	11	Marsh Lane, West Bromwich	Hateley Heath	249	25/26
West Bromwich	12	Stone Cross, West Bromwich	Hateley Heath	65	25/26
West Bromwich	13	Stour Street, West Bromwich	Great Bridge, Greets Green & Lyng	135	26/27
West Bromwich	14	Beeches Road, West Bromwich	West Bromwich Central	3	26/27
West Bromwich	15	Devereax Road, West Bromwich	West Bromwich Central	54	26/27
West Bromwich	16	Trinity Road, West Bromwich	West Bromwich Central	40	26/27
West Bromwich	17	Yew Tree, West Bromwich	Great Barr & Yew Tree	506	26/27
West Bromwich	18	Kelvin Way, West Bromwich	Greets Green & Lyng	160	27/28
West Bromwich	19	Kenrick Park, West Bromwich	West Bromwich Central	17	27/28



West Bromwich	20	Spon Lane, West Bromwich	West Bromwich Central	124	27/28
West Bromwich	21	Bromford Lane, West Bromwich	Greets Green & Lyng	175	28/29
West Bromwich	22	Charlemont Farm, West Bromwich	Charlemont with Grove Vale	246	28/29
West Bromwich	23	Lyng, West Bromwich	Greets Green & Lyng	24	28/29
West Bromwich	24	Hamstead, West Bromwich	Newton	381	28/29
West Bromwich	25	Charlemont, West Bromwich	Charlemont with Grove Vale	129	28/29
West Bromwich	26	Wigmore Farm, West Bromwich	Charlemont with Grove Vale	40	28/29
West Bromwich	27	Great Barr, West Bromwich	Great Barr & Yew Tree	54	28/29



Appendix 2

Blocks currently not receiving CCTV and/or Concierge services

Allen House (1-36)	West Road	West Bromwich
Astbury Court (1-48)	Hereford Road	Oldbury
Boulton House (1-36)	Spon Lane	West Bromwich
Bowater House (1-36)	Bromford Lane	West Bromwich
Braybrooke House (356-422)	Bromford Lane	West Bromwich
Brookview	Stanhope Road	Smethwick
Farley Street (97-128)	Farley Street	Tipton
Hamstead House (1-82)	Coniston Crescent	West Bromwich
Heronville House (60-118)	Sedgley Road East	Tipton
Holly Court (9-40)	Acacia Avenue	West Bromwich
Horton Street (1-32)	Horton Street	Tipton
Kynaston House (1-41)	Rydding Lane	West Bromwich
Lawrence Court (1-48)	Aldridge Road	Oldbury
Marmion House (1-36)	Dial Lane	West Bromwich
Oak Court (1-34)	Acacia Avenue	West Bromwich
Paget House (120-178)	Sedgley Road East	Tipton
Russel House (1-81)	Holyhead Road	Wednesbury
Scott House (1-36)	Enerdale Road	West Bromwich
St Clements House (1-36)	Hallam Street	West Bromwich
St Marys House (1-64)	Summer Street	West Bromwich
Thompson Gardens	Hales Lane	Smethwick
Wimberger House (1-36)	Hallam Street	West Bromwich
Wyrley House (180-238)	Sedgley Road East	Tipton



Appendix 3 Budget Profile

HRA Capital Funded Programme: -

Contract	Budget Line		2022/23	2023/24	2024/25	2025/26	2026/27	TOTAL
External Improvement Works	Housing Improvement			£20,000,000	£20,000,000	£20,000,000	£20,000,000	£80,000,000
Expansion of CCTV and Concierge	CCTV Expansions		£500,000	£900,000				£1,400,000
Major Adaptations and Improvements	Adaptations for Disabled – HRA DFG Grant – non HRA		£500,000	£3,000,000	£3,000,000	£3,000,000	£2,500,000	£12,000,000
			£500,000	£3,000,000	£3,000,000	£3,000,000	£2,500,000	£12,000,000
Retro-fitting of Sprinklers in High Rise	Balances	min	£1,400,000	£2,800,000	£2,800,000	£2,800,000	£1,400,000	£11,200,000
		max	£2,100,000	£4,200,000	£4,200,000	£4,200,000	£2,100,000	£16,800,000
Refurbishment of Allen House	High Rise		£1,375,000	£1,925,000				£3,300,000
Refurbishment Works to Union Street, Tipton	Housing Improvement		£550,000	£550,000				£1,100,000
TOTAL							Min	£121,000,000
							Max	£126,600,000



HRA Revenue Funded: -

Contract	Budget Line	2022/23	2023/24	2024/25	2025/26	2026/27	TOTAL
Void Repairs	Void Repairs	£4,000,000	£6,000,000	£6,000,000	£6,000,000	£2,000,000	£24,000,000
Plastering	North/South Responsive	£166,667	£500,000	£500,000	£500,000	£333,333	£2,000,000
Fencing	North/South Responsive	£116,667	£140,000	£140,000	£140,000	£23,333	£560,000
Roofing	North/South Responsive	£139,500	£239,500	£120,000			£499,000
TOTAL							£27,059,000

