

Report to the Cabinet



**Epping Forest
District Council**

Report reference: C/072/2006-07.

Date of meeting: 13 November 2006.

Portfolio: Housing.

Subject: Acceptance of Tender – Communal Cold-Water Storage Tank Replacement Programme 2006/07.

Officer contact for further information: Haydn Thorpe (01992 – 56 4162).

Democratic Services Officer: Gary Woodhall (01992 – 56 4470).

Recommendations:

(1) That, being the lowest tender received, Homesales Construction Ltd be awarded the Communal Cold-Water Storage Tank Replacement Contract for 2006/07, at various addresses in Loughton and Woodford Bridge in the sum of £101,088,; and

(2) That, in order to fund the shortfall in the existing Capital Programme, £28,000 be made available from the £311,000 savings reported to the Cabinet at its meeting in September resulting from the Wickfields stock transfer.

Report:

1. The existing communal cold-water storage tanks to 17 Council-owned low to medium-rise blocks of flats are in poor condition, and have been identified from a water tank condition survey as being in need of replacing.

2. Five tenders were sought from contractors included on Constructionline, who are able to carry out this type of work.

3. The Housing Portfolio Holder opened the tenders on the 2 October 2006. The results were recorded as follows:

	Contractor	Tender Sum £
1	Homesales Construction Ltd	101,088.00
2	Essex Heating and Electrical Services Ltd	112,874.00
3	Gracelands (Complete Maintenance Services) Ltd	113,236.00
4	T A Horn Ltd	124,750.00
5	R W Edwards Ltd	131,390.00

4. A tender analysis has been undertaken which shows all the tenders have been completed in full, although the tenders submitted by Homesales Construction Ltd and R W Edwards contained minor arithmetically errors. The lowest tender was submitted by Homesales Construction Ltd and contained an 8-pence error, which is not considered significant.

5. The tender submitted by Homesales Construction Ltd, in the sum of £101,088, is a fully compliant bid. However, the tender is above the existing budget within the Capital Programme of £73,000, due to the scope of works for these blocks are such that the tanks are much larger than in previous contracts and the existing tanks that are to be removed contain asbestos. Therefore, in order to meet the shortfall, it is recommended that £28,000

be made available from the £311,000 savings reported to the Cabinet at its meeting in September arising from the Wickfields stock transfer.

Statement In Support Of Recommended Action:

6. The existing communal cold-water storage tanks to various Council properties have been identified as in need of immediate replacement due to their age and condition.

Other Options For Action:

7. Not to undertake the works. However, this would result in further deterioration of the cold-water storage tank, which could lead to its eventual failure, and cause significant flooding and damage to the flats within the blocks.

Consultation Undertaken:

8. Leaseholders in line with the Commonhold and Leasehold Reform Act 2000 legislation.

Resource Implications:

Budget Provision: £73,000.00 from the communal water-tank renewals in the Capital Programme and £28,000 made available from the £311,000 savings reported to the Cabinet at its meeting in September from the Wickfields stock transfer.

Personnel: Nil.

Land: Nil.

Community Plan/BVPP Ref: Nil.

Relevant statutory powers: Decent Homes Standards.

Background papers: Tenders analysis communal water-tank programme 2006-07.

Environmental/Human Rights Act/Crime and Disorder Act Implications: Nil.

Key Decision Reference (if required): N/A.