

NOT FOR PUBLICATION: Appendix 1 to this report contains information considered to be exempt under Paragraph 3 of Schedule 12A to the Local Government Act 1972 as amended

REPORT TO: Cabinet – 1st February 2023
Cabinet Member (Housing & Safer Communities) (for information) – 24th January 2023

DATE: 16th December 2022

SERVICE AREA: Housing & Property

REPORTING OFFICER: Team Leader (Housing Assistance)
Housing Renewal Manager
(*Paula Donachy, Emma Jesper*)

SUBJECT: **Appointment of Contractor for Adapted Bathrooms**

WARD/S AFFECTED: ALL DISTRICT

FORWARD PLAN REF: 14H&P22

1.0 PURPOSE OF REPORT

1.1 To seek Cabinet approval for the appointment of a contractor via a direct award under the Efficiency North framework for the provision of bathroom adaptations and associated works. The contract will commence on 1 April 2023 and be for a period of 1 year with the option to extend for a further two twelve month periods.

2.0 RECOMMENDATION/S

2.1 It is recommended that:

1. Contractor A is awarded a direct call off from the Efficiency North framework for the supply and installation of adapted bathrooms and wet rooms under the Disabled Facilities Grant for a period of 1 year with an option to extend for a further two twelve month periods..
2. That they have the option to request one price increase each year throughout the duration of the contract.

3.0 RECOMMENDED REASON/S FOR DECISION/S

3.1 Our current contract with Mears Group Plc for the supply of bathrooms on all our private and council stock ends on 31st March 2023.

- 3.2 A direct award for DFG bathroom adaptations via the Efficiency North framework will ensure that we are compliant with procurement regulations.
- 3.3 The appointment of Contractor A will give Harrogate Borough Council access to preferential prices and lead times for bathroom adaptations funded from the Disabled Facilities Grant (DFGs) budget.

4.0 ALTERNATIVE OPTION/S CONSIDERED AND RECOMMENDED FOR REJECTION

- 4.1 We do not procure another contractor for the DFG bathroom adaptations, causing service and client disruption.
- 4.2 We go out to tender for a bathroom contractor. This option is recommended for rejection because nationwide there is a shortage of good contractors available for work due to current demands within the building industry. The appointment of the proposed supplier offers best value for money.

5.0 THE REPORT

5.1 The Housing Grants, Construction and Regeneration Act 1996 places a duty on unitary and district councils to provide Disabled Facilities Grants (DFG). The grant is means tested and funds certain eligible works to enable a disabled person to remain as independent as possible in their home. The grant may fund works in the private sector only.

5.2 Each year there are approximately 100 requests for the installation of adapted bathrooms through the Disabled Facilities Grant. We anticipate this figure will continue to rise. DFGs enables people to remain at home for a longer period and reduces care costs. Year on year we are receiving more referrals from Adult Social Care, we anticipate this will continue to rise as the elderly population expands.

5.3 The original DFG budget allocation for 2022/23 was £1m, the latest forecast spend of £1.1m will be funded by the DFG in year grant of £825k plus unspent grant from previous years, as was the case in 21/22 with DFG spend of £1m being funded by £825k in year grant and carry forward available from previous years DFG grant.

We anticipate that we will receive the same grant allocation of £825k for 23/24 a forecast spend of £1m, which again will be funded by £825k in year grant and previous years DFG grant underspends.

Our annual spend with Mears for the last 3 years is as follows:

In 2019/20 we spent **£309,322,070**

In 2020/21 we spent **£441,355,41**

In 2021/22 we spent **£ 531,024,65**

So far this year our current spend is **£394,420,87**

5.4 We anticipate that the value of this contract will Contractor A will be a maximum value of £1.5million.

5.5 The Pricing Schedules available on the Efficiency North Framework were accessed, this is attached at Appendix A. This is confidential data and is therefore exempt information. We reviewed the pricing schedules and found

that Contractor A has the most competitive prices compared to the other contractors on the framework.

- 5.6 We drew up a schedule of the most common bathroom components and associated works. As Contractor A's prices were the most competitive, Contractor A was invited to, price up a schedule of works to provide us with a further breakdown of costs.

6.0 REQUIRED ASSESSMENTS AND IMPLICATIONS

- 6.1 The following were considered: Financial Implications; Human Resources Implications; Legal Implications; ICT Implications; Strategic Property/Asset Management Considerations; Risk Assessment; Equality and Diversity (the Public Sector Equality Duty and impact upon people with protected characteristics). If applicable, the outcomes of any consultations, assessments, considerations and implications considered necessary during preparation of this report are detailed below.

- 6.2 **Equality and Diversity implications** (the Public Sector Equality Duty and impact upon people with protected characteristics): Disability is a protected characteristic and the service has considered the equality and diversity implications.

- 6.3 **Financial Implications:** Finance have been consulted and the cost will not require any Council funds. Instead, it will be covered by the Disabled Facilities Grant funding mentioned within this report.

- 6.4 **Legal and Procurement implications:** Legal and Procurement services have been consulted in respect of the preparation of this report and its comments are within the body of the report. The direct award to Contractor A, the preferred supplier via the Efficiency North procurement framework complies with the Council's Contract Procedure Rules and procurement legislation.

7.0 CONCLUSIONS

- 7.1 Using the Efficiency North procurement framework and undertaking a direct award to Contractor A for DFG bathroom adaptations will enable Harrogate Borough Council to continue delivering a quality service to disabled clients, in a timely manner and providing competitive prices for bathroom adaptations. The framework provides the best offer to Harrogate Borough Council based on the information used to undertake the direct selection.

8.0 Appendix

Appendix A – The names of the Contractors and the Pricing Schedules available on the Efficiency North Framework.

Background Papers – None

OFFICER CONTACT: Please contact Paula Donachy or Emma Jesper, if you require any further information on the contents of this report. The officer can be contacted at (*Housing & Property, PO Box 787, Harrogate, HG1 9RW 01423 500600*) or by e-mail – paula.donachy@harrogate.gov.uk or Emma.jesper@harrogate.gov.uk