

## Cheltenham Borough Council

Cabinet 9<sup>th</sup> October 2018

### Appointment of Civil & Structural Engineer - as Consultants for the Renovation of Cornish Type Properties

<b>Accountable member</b>	Cabinet Member Finance, Rowena Hay
<b>Accountable officer</b>	Tim Atkins , Managing Director Place and Growth
<b>Ward(s) affected</b>	St Pauls & St Marks
<b>Key/Significant Decision</b>	No, the Key Decision for capital budget allocation for this project (works & services) was made by Cheltenham Borough Council on Tuesday, 19th February 2018.
<b>Executive summary</b>	<p>To appoint Curtins Consulting Ltd to provide civil, structural and contract administration services for a project to renovate all the Cornish type properties within the housing stock. Cornish type properties are a form of non-traditional construction that was designated defective by the Government in the 1980's.</p> <p>This professional service is required to provide the necessary expertise to design, specify and oversee the renovation of the pre-cast reinforced structural concrete elements of Cornish type properties.</p> <p>The proposal is for a 5 year contract to cover the design, procurement, and administration of the works which are planned to be undertaken in two phases during the 2019/20 and 2020/21.</p>
<b>Recommendations</b>	<p><b>It is recommended that Curtins Consulting Ltd be appointed to provide the professional service of civil and structural engineer and contract administrator for the project to renovate Cornish type properties. The service would be awarded under the NHS' Standard Call-off Terms and Conditions for the Supply of Services for the period until 31st October 2023.</b></p> <p><b>It is considered the contract will provide good value as it was secured through competitive tendering and importantly through the expertise and experience Curtins have in renovating Cornish type properties and in administering contracts.</b></p>
<b>Financial implications</b>	<p>As set out in paragraph 1.4</p> <p>Contact officer: <a href="mailto:paul.jones@cheltenham.gov.uk">paul.jones@cheltenham.gov.uk</a> tel: 01242 264365</p>

<b>Legal implications</b>	<p>The terms of the framework agreement and call off terms will need to be reviewed by One Legal before drawing down the services.</p> <p><b>Contact officer:</b> Peter Lewis, Head of Law (Regulatory), One Legal, tel: 01684 272012</p>
<b>HR implications (including learning and organisational development)</b>	<p>None</p> <p><b>Contact officer:</b> Julian Denslow, julian.denslow@cbh.org, 01242 387651</p>
<b>Key risks</b>	<p>It will not be possible to renovate the Cornish type properties without specialist expertise.</p>
<b>Corporate and community plan Implications</b>	<p>Will contribute to maintaining the housing stock to a high standard.</p>
<b>Environmental and climate change implications</b>	<p>Will contribute to maintaining the housing stock to a high standard and with regard to improving thermal insulation qualities.</p>
<b>Property/Asset Implications</b>	<p>The service will enable the most suitable and cost effective long term solution for the renovation of the Cornish type properties to be delivered and will give at least a further 40 years life to these properties.</p> <p><b>Contact officer:</b> Julian Denslow, julian.denslow@cbh.org, 01242 387651</p>

## **1. Background**

- 1.1** Specialist structural surveys of the Cornish housing within the CBC stock were initially undertaken in 2005. These found repairs requiring early attention and the need for more comprehensive investment in due course. Follow-on surveys in 2010 and 2014 (Midwinter/Elmfield), and 2016 (Pitman Road) have identified a trend of steady ongoing deterioration of precast concrete structural elements and it is now appropriate to consider either investment to address this or the potential for regeneration.
- 1.2** Other external components, including chimneys, roof coverings, rainwater goods, windows and doors are also at or nearing the end of their economic life and substantial capital investment in the properties is required in order to ensure they meet the minimum requirements of the Decent Homes Standard.
- 1.3** The service will enable the most suitable and cost effective long term solution for the renovation of the Cornish type properties to be delivered and will give at least a further 40 years life to these properties.
- 1.4** Budget provision has been made for the whole project (consultancy & works) totalling £2.98m. This comprises £2m from the Non-Traditional Homes budget and £0.98m from the External Improvements budget. The capital budget was approved by Cheltenham Borough Council on Tuesday, 19th February 2018.

Notes from the meeting:

Housing Revenue Account - Revised Forecast 2017/18 and Budget

Proposals 2018/19

9.7 The capital programme will require CBH to carry out procurement on behalf of the Council. The budget headings in Appendix 4 may include the award of more than one contract to the value of £100,000 and over (key decisions) which will be awarded in accordance with the Council's contract rules and the constitution.

## **1.5 Reasons for recommendations**

- 1.6** To provide the necessary expertise to design, specify and oversee the renovation of the pre-cast reinforced structural concrete elements of Cornish type properties

## **2. Alternative options considered**

- 2.1** To undertake the services in-house, but this has been rejected due a lack of the specialist expertise required.

## **3. Consultation and feedback**

Leaseholders have been consulted with in accordance with the Commonhold & leasehold reform Act 2002 and no observations have been received as part of the formal consultation process.

## **4. Performance management –monitoring and review**

- 4.1** By CBH in accordance with the specified service requirement.

<b>Report author</b>	<b>Contact officer:</b> Julian Denslow, CBH Asset & Investment Manager julian.denslow@cbh.org, 01242 387651
<b>Appendix</b>	1.Risk Assessment  2. Tender Report (Exempt para 3, schedule 12A, Local Government Act 1972)

The risk				Original risk score (impact x likelihood)			Managing risk				
Risk ref.	Risk description	Risk Owner	Date raised	Impact 1-5	Likelihood 1-6	Score	Control	Action	Deadline	Responsible officer	Transferred to risk register
	If the Council does not appoint specialist consultants, having the necessary expertise, there is a risk that the properties will fall into further disrepair.	Julian Denslow	27/09/2018	4	3	12	Reduce	Cabinet to approve.	27/09/2018	Julian Denslow	
	If the Council does not appoint specialist consultants, there is a risk that the Council's housing stock could reduce and the houses deemed unsuitable for habitation.	Julian Denslow	27/09/2018	4	4	16	Reduce	Cabinet to approve.	27/09/2018	Julian Denslow	
<b>Explanatory notes</b> <b>Impact</b> – an assessment of the impact if the risk occurs on a scale of 1-5 (1 being least impact and 5 being major or critical) <b>Likelihood</b> – how likely is it that the risk will occur on a scale of 1-6 (1 being almost impossible, 2 is very low, 3 is low, 4 significant, 5 high and 6 a very high probability) <b>Control</b> - Either: Reduce / Accept / Transfer to 3rd party / Close											