

Report for: Cabinet

Date of Meeting:	1 April 2025
Subject:	AWARD OF REPLACEMENT UPVC DOUBLE GLAZING WINDOW AND ENTRANCE DOORS CONTRACT FOR HRA PROPERTIES 2025-2030
Cabinet Member:	Cllr Simon Clist - Cabinet Member for Housing, Assets and Property and Deputy Leader
Responsible Officer:	Simon Newcombe – Head of Housing and Health
Exempt:	None – open, direct Framework award
Wards Affected:	All
Enclosures:	None

Section 1 – Summary and Recommendation

To advise Members on the results for the tendering of the Replacement UPVCU Windows and Doors programme 2025–2030 for Housing Revenue Account (HRA) properties and confirm the award of the contract.

Recommendation(s):

- 1. It is recommended that the Replacement UPVC Windows and Doors Contract for HRA Properties 2025 - 2030, be awarded to Anglian Building Products**
- 2. Delegated authority be granted to the S151 Officer (in consultation with the Cabinet Member for Housing, Assets and Property) to complete the associated Replacement UPVC Windows and Doors Contract for HRA Properties 2025 - 2030.**

Section 2 – Report

1 Introduction

- 1.1 The term of this contract is 3 years with two possible 1 year extensions subject to budgets, performance and the approval of the Portfolio Holder for Housing.
- 1.2 The procurement procedure was a direct award process via the PfH (Procurement for Housing) Framework Lot 6 - Windows and Door Supply and Install (UPVC)

2 Framework Benefits

- 2.1 PfH is a purchasing consortium that is open to all UK Housing Associations, Local Authorities and other public bodies. PfH is a Contracting Authority under EU procurement directives and UK public procurement regulations. PfH are one of the largest goods and services consortia based in the UK with an annualised spend under management (SuM) of more than £0.4bn, 1,100 members and 650+ active customers, across a range of products and services.
- 2.2 PfH provides a shared procurement expertise and resource. In relation to the specific Mid Devon Housing (MDH) contract requirements, it provides a comprehensive catalogue of UPVC windows & door materials alongside timber, aluminium and composite types to choose from, within an M3 Housing - National Housing Federation supported framework pricing for easy quotation. The NHF Schedule of Rates is the most popular third-party schedule, widely used across the UK for maintenance & repair contracts.
- 2.3 This Framework procurement approach was agreed with Procurement Team prior to commencement.
- 2.4 The requirement has been advertised and capable suppliers have been identified through competitive procurement.
- 2.5 All suppliers have been fully assessed for their experience, technical and professional ability.

3 Procurement Process

- 3.1 In total 82 suppliers submitted tender responses for the Framework. Following an extended PfH evaluation process (Price / Quality Split 40 / 60), six companies were appointed onto the framework to provide UPVC products.
- 3.2 A competition between the six suppliers was then carried out by PfH against the MDH requirements and Anglian Building products were ranked 1st.
- 3.3 MDH have the further benefit of programme continuity and stock familiarity having worked with Anglian Building Products for the last 5 years and have continually performed to contract expectations and requirements.

- 3.4 MDDC have carried out a like for like analysis selecting properties at random and asking Anglian to price under the agreed incumbent rate and the PfH framework prices and can confirm between 1.21% and 3.31% price uplift on the incumbent rates, with CPI currently sitting at 3.9% (January 2025).
- 3.5 There is a forecast annual spend within the contract of £400,000.00 which is provided for within the HRA budget.

4 Conclusion

- 4.1 Approval is required from Cabinet for contract award.
- 4.2 Following the decision, there will be a compulsory 10 day standstill period after which the contract will be awarded.
- 4.3 Mobilisation will take up to 1 month and the contract will not commence before 1st May 2025.

Financial Implications

The budget for the works is £400,000.00 per annum. Capital investment in the MDH stock will result in a lower revenue cost in the coming years, which will enable the repairs service to operate more effectively and manage future maintenance costs.

Legal Implications

We have a legal duty to maintain the stock and meet the Decent Homes Standard. We have a further legal duty to let our Council Homes in a reasonable condition, which also contributes to the Decent Homes Standard and well-being of our tenants. The conditions of engagement are based on a JCT Measured Term Contract 2016, combined with the contractual requirements. This provides a robust framework for managing and controlling the performance of the contractor to meet our legal obligations. Compliance with the public sector procurement regulations and wider requirements is set out above.

Risk Assessment

The principal risk is failing to limit costs due to additional works and delivery of the programme. The performance of the contract shall be monitored monthly; corrective action will be taken where performance falls below Key Performance Indicator Targets. These also include: 1) Customer satisfaction; 2) Variations and extras; 3) Delivery of programme; 4) Number of defects; 5) Managing Health and Safety.

Impact on Climate Change

The environmental impact was included as a major part of the contractor evaluation under the PfU Framework.

Equalities Impact Assessment

All staff have received Equality and Diversity awareness training. MDDC discuss equality and diversity at the progress meetings and encourage the contractor to carry out awareness training.

Relationship to Corporate Plan

Homes are a priority for the Council and in the context this contract includes supporting the delivery of several key objectives; investing in our homes, monitoring tenant satisfaction and ensuring our tenants feel safe, secure and happy in our homes.

To contribute towards meeting our obligations relating to the Decent Homes target by making best use of the existing stock.

Section 3 – Statutory Officer sign-off/mandatory checks

Statutory Officer: Andrew Jarrett
Agree by or on behalf of the Section 151
Date: 18.03.25

Statutory Officer: Maria De Leburne
Agreed on behalf of the Monitoring Officer
Date: 18.03.25

Chief Officer: Stephen Walford
Agreed by or on behalf of the Chief Executive
Date: 18.03.25

Performance and risk: Steve Carr
Agreed on behalf of the Corporate Performance & Improvement Manager
Date: 17 March 2025

Cabinet member notified: Yes

Section 4 - Contact Details and Background Papers

Contact: **Contact:** Mike Lowman, Operations Manager for Building Services mlowman@middevon.gov.uk or Simon Newcombe, Head of Housing and Health – snewcombe@middevon.gov.uk.

Background papers: None