

Classification: Open	Decision Type: Key
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Report to:	Cabinet	Date: 10 September 2025
Subject:	Housing Major Works Programme 2025/26	
Report of	Cabinet Member for Housing Services	

1. Summary

- 1.1. The purpose of this report is to seek formal approval of several contract awards with contract extensions which form part of the Housing Major Works Programme.
- 1.2. At the Cabinet meeting on 12th February 2025 Cabinet agreed the Housing Revenue Account Capital Works Programme budget for 2025/26.
- 1.3. The procurement approach on the tenders and contract extensions included in this report has been developed in conjunction with Bury Council's Procurement Team.
- 1.4. Our windows and door contract award has been made via the Procure Plus Framework selecting prequalified contractors and suppliers with additional elements of social value to be included.
- 1.5. The Procure Plus Framework evaluations for procurement are scored based on 60% price and 40% quality of the submission and a commitment to providing added social value.
- 1.6. All contracts for the Major Works Programme in excess of £500k require approval at Cabinet

2.0 Recommendations

- 2.1 Approve contract award to WRPS Ltd for fitting of windows and doors and associated works to be carried out to Council properties on several estates in the south of the Borough for one year for the value of £535,485.78. Dependent upon performance and at current pricing, there is the option to extend the above contract for a further 12 months, at no more than 50% of the original contract value.
- 2.2 Approve contract award to A Connolly Ltd for fitting of windows and doors and associated works to be carried out to Council properties on several estates in the south of the Borough for one year for the value of £662,432.70 Dependent upon performance and at current pricing, there is the option to extend the above contract for a further 12 months, at no more than 50% of the original contract value.

- 2.3 Approve a supply agreement award to Nova Ltd for supply of replacement windows and doors to be fitted by WRPS Ltd, recommendation 2.1 above to a value of £401,383.09
- 2.4 Approve a supply agreement award to Nova Ltd for supply of replacement Windows and Doors to be fitted by Connolly Ltd recommendation 2.2 above, to a value of £424,010.00.

3.0 Background

Decent Homes

- 3.1 A key regulatory requirement for Housing is to ensure all Bury Council homes are maintained, as a minimum, to the Decent Home Standard. A key expectation of the Regulator for Social Housing is that all our homes are of good quality, well maintained and safe homes for tenants and comply with the Decent Homes Standard.

Windows and Doors

- 3.2 To maintain our homes to this standard we seek approval to enter into four contracts for the renewal of windows and doors to be carried out to Council properties on various estates across the Borough.
- 3.3 After consultation with Bury Council's Procurement Team this work will be directly awarded through the pre-tendered Procure Plus contractor and supplier frameworks. This arrangement is compliant with all relevant procurement regulations and Council protocols.
- 3.4 The contractors were appointed onto Procure Plus Lot 28 Window and Door Installation Works, Northwest of the Installation and Repair Framework 2023 via the compliant selection process published in the Gov.UK Contracts Finder – 2022/S 000-025951.
- 3.5 The direct call off procedure utilises the rates tendered in for the original framework and therefore prevents the need for any further competition or tendering process.
- 3.6 This work will be delivered via direct awards to two building contractors, WRPS and Connolly who will fit windows and doors supplied through Nova limited under two separate directly awarded supply arrangements.
- 3.7 A Connolly Ltd and WRPS Ltd were ranked 1st and 2nd of the 10 contractors on the Procure Plus Lot 28 Window and Door Installation Works, Northwest of the Installation and Repair Framework 2023
- 3.8 We recommend awarding of two contracts for fitting of the windows, doors and associated works to:
- WRPS Ltd for a contract value of £535,485.78

Total 196 properties

- Conolly Ltd for a contract value of £662,432.70
Total 188 properties

- 3.9 These contracts are for the initial period of one year with the option to extend for a further 12 months with additional work & value indicated within the contract documents.
- 3.10 Five suppliers were appointed onto the Procure Plus Lot 33 – UPVC Windows and Doors (direct lot) via the compliant selection process Contract Notice Number – 2023/S 000-005306 Dated 1st August 2023). The duration of the framework is 5 years.
- 3.11 The direct call off procedure utilises the rates tendered in for the original framework and therefore prevents the need for any further competition or tendering process
- 3.12 Nova Ltd were ranked 1st of the 5 suppliers on the Procure Plus Lot 33 – UPVC Windows and Doors (direct lot)
- 3.13 We recommend awarding of supply agreements for windows and doors to:
- Nova Ltd for supply agreement to support delivery by WRPS Ltd
£401,383.09
 - Nova Ltd for supply agreement to support delivery by A Connolly Ltd
£424,010.00
- 3.14 These contracts are for the initial period of one year with the option to extend for a further 12 months with additional work and value indicated within the contract documents.
- 3.15 All contract procurements have been advised and overseen by Bury Procurement.

4.0 Social Value

- 4.1 As part of the procurement process, we will require bidders to make proposals on social value initiatives which detail how they will contribute to our social value agenda under the following headings:
- Contribute to Tenant well-being
 - Support and protect the Environment
 - Develop local skills
 - Contribute to the Bury economy
 - Contribute safety of local communities.
- 4.2 All contracts will ensure that social value is maximised with project specific outcomes agreed at the contract award meetings.

- 4.3 All contractors have a good track record of delivering social value through the contracts awarded through the Procure Plus frameworks.

Alternative options considered and rejected

Do nothing: These works will enhance the physical appearance, energy efficiency and security of council homes across the Borough and will be welcomed and valued by residents. Maintaining homes to at least the Decent Homes Standard is a regulatory requirement, and the Council would quickly become non-compliant with the Home Standard part of the Regulatory Requirements if these works were not brought forward

Deliver Inhouse: These are major contracts, and we lack the capacity by the in-house contractor.

Open Tender: This option was considered and is a possibility. However, this would involve a significantly extended procurement process in both time and cost. The use of the Procure Plus framework which specialises in social housing investment works adds benefits in ensuring all tenderers meet capability, expertise and compliance requirements. There are two options which have both been used here:

- 2) A direct award allows the Council to award the contract to the number one contractor on the particular workstream ensuring quality and price are achieved or
- 2) A mini competition allows the tender to be tailored to the Council's specific requirements and is competed for by prequalified contractors to ensure value for money.

Using the procurement framework offers clear benefits over the open tender route. Similarly exercising a 12-month contract extension at the same rates as the original contract allow us to bring forward investment quickly without further drawn-out tendering processes.

Links with the Corporate Priorities:

The Let's Do It Strategy sets out the Council's corporate priorities. This contract will support delivery in two key areas:

Improved Quality of Life: These contracts help to ensure improved modernised homes that meet the Regulators Decent Homes Standard with many of these homes benefitting from energy work which will make them cheaper to heat and more comfortable to live in

2025 Vision and Aims – This will help move forward the wider decarbonisation of the borough with the target of ensuring all the council's homes meet the minimum energy rating of EPC Band C by 2030.

Equality Impact and Considerations:

The proposed work supports equality and diversity by:

- Promoting equality through energy and efficiency, helping tenants to reduce fuel poverty for vulnerable households.
 - Fostering inclusion by involving tenants in decision making and ensuring accessible communication.
 - Improving health outcomes by addressing damp and mould which disproportionately affects certain groups
 - Creating social value through sustainable practices and local employment initiatives
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Environmental Impact and Considerations:

The proposed works contributes to ensuring an improved environment for all Council-controlled building users and visitors to the local area, minimising day to day repairs once the works are complete thus reducing the ongoing costs of maintenance. As part of the quality submissions contractors were evaluated on their attitude and impact on the local area and environment.

Assessment and Mitigation of Risk:

Risk / opportunity Mitigation	Risk / opportunity Mitigation
Works identified as required through the Stock Condition Surveys and from repairs information supplied by the in-house contractor.	The council aims to complete a full Stock condition survey of properties, currently this has achieved 83% completion, this data will help to identify priorities for the forthcoming years programme, Full scoping and surveys have been carried out to each scheme identifying the amount of works required to compile a valued tender for each contract to achieve accurate prices and social value from contractors. Cabinet approval will enable the council to award the contract to address the required improvements.
Council Homes failing to meet decent homes standard	The proposed contracts enable us to deliver improvements to council homes that ensure our properties continue to meet the Decent Homes Standard and provide good quality, well maintained and safe homes for our tenants.

Legal Implications:

Procurement advice has been provided throughout the tender process.

Legal advice will be provided on the content and sealing of contractual arrangements.

Financial Implications:

The contract awards are in line with the approved capital programme.

Report Author and Contact Details:

Name: Sian Grant

Position: Director of Housing

Department: Corporate Core

E-mail: sian.grant@bury.gov.uk

Appendices:

None

Background papers:

None.

Glossary of terms, abbreviations and acronyms used in this report.

Term	Meaning
HRA	Housing Revenue Account
GMCA	Greater Manchester Combined Authority
EPC	Energy Performance Certificate (Energy Rating)
SHDF	Social Housing Decarbonisation Fund