

Classification: Open	Decision Type: Key
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Report to:	Cabinet	Date: 15 October 2025
Subject:	Housing Major Works Programme 2025/26	
Report of	Cabinet Member for Housing Services	

1.0 Summary

At the Cabinet meeting on 12th February 2025 Cabinet agreed the Housing Revenue Account Capital Works Programme budget for 2025/26.

The purpose of this report is to seek formal approval of contract awards, which form part of the Housing Major Works Programme.

The procurement approach regarding the tenders and contract extensions included in this report have been developed in conjunction with Bury Council's Procurement Team. Overall, our tender evaluations are scored based on 60% Price, 30% Quality (site delivery, tenant engagement, health & safety etc.) and 10% Social Value

All contracts for the Major Works Programme more than £500k require approval at Cabinet

2.0 Recommendations

That Cabinet:

- Grant approval to enter into building contacts for energy efficiency and/or renewable energy works to Council properties on Rainsough Estate:
- Successful tender: LivGreen Futures Ltd. Value £1,494,494.93
- Grant approval to a change of contractor to Live Manage Facilitate Ltd for the contract works at Stanley Close and Freetown estates. This contract was previously awarded to Eco Approach Ltd at the July Cabinet, but they are unwilling to stand by their price.
- Successful tender: Live Manage Facilitate Ltd. Value £2,414,071.90

3.0 Background

Decent Homes

A key regulatory requirement for housing is to ensure all Bury Council homes are maintained, as a minimum, at 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'.

Energy Projects

The Council has a track record of successful delivery on energy efficiency projects and developed a positive reputation across Greater Manchester for its work in this area. This is reflected in two highly commended awards in the NW Regional Energy Efficiency Awards 2025. Through this work we aim to continue to improve the EPC rating of Council Homes from EPC D or below to a level of EPC rating C or above. This reduces the carbon footprint of the housing stock and improves tenants' homes and lives through more comfortable heated homes and reduction in energy costs.

Energy Procurement

Energy performance of domestic properties is measured through Energy Performance Certificates (EPC). Properties are rated on a scale of A to G. An A rating the best and G least efficient. The national target is a minimum EPC C. Latest data records show that 3,227 Council properties, approximately 42% of our stock, are EPC D or below and do not meet the national EPC targets.

In addition to tendered projects agreed at July Cabinet for energy improvement works, the Rainsough estate in Prestwich is also identified as requiring energy works.

Following advice by Bury Council Procurement a contract has been procured to improve thermal aspects of 46 properties in Rainsough following the retrofit PAS 2035 standard and a "fabric first" approach. This will improve the thermal comfort of homes and will meet targets to get homes to a minimum of EPC C and will meet net zero targets, improve indoor air quality and reduce fuel poverty through thermally efficient homes.

Rainsough Estate Prestwich

Of 46 properties 23 are non-traditional and require renewal of the existing external wall insulation to bring to modern retrofit standards. The windows and doors on the estate have been identified through stock condition surveys as requiring renewal. These works have been incorporated into one tender to undertake a full house approach to fabric of the property improvements.

Works to meet current retrofit standards include ventilation, loft insulation, cavity wall and external wall insulation, energy efficient lighting, windows & doors (as required) and solar photovoltaics to generate renewable energy where possible.

Completing these works will not only increase all properties to a minimum of EPC rating C but some will achieve EPC B. It will future proof against further energy improvement requirements and help to move towards our low carbon targets.

Successful tender: LivGreen Futures Ltd. Value £1,494,494.93

Energy Contract Stanley Close and Freetown: Change of Contractor

Cabinet approved an energy contract at July's meeting for energy works at Stanley Close and Freetown Estate Bury.

Originally the contract was awarded to Eco Approach Ltd for works at Stanley Close and Freetown. After the original contract award Eco Approach has not been able to stand by their price submitted.

Following consultations with the Council's Procurement Team and Framework provider Procure Plus. Procure Plus has undertaken a new tender analysis of the original tender submissions, discounting Eco Approach's tender, and Live Manage Facilitate Ltd is now the winning contractor.

As part of the contract and tenders reviewed by our Procurement Team it is permitted for one contractor to be awarded more than one project. Delaying the award to Live Manage Facilitate Ltd could also lead to the project not being delivered or at a greater cost due to market volatility.

Approval is sought to revise the winning contractor for that contract and award the contract to Live Manage Facilitate Ltd

Successful tender: Live Manage Facilitate Ltd. Value £2,414,071.90

Possible Grant Funding

Works and contracts do not depend on grant funding; budgets are available and approved in the capital programme.

We will apply for grant funding from Warm Homes Social Housing fund applied through devolved grant fund managed by GMCA. We have submitted a bid to GMCA but funding is not guaranteed or formally pre-allocated.

4.0 Social Value

All contracts will ensure that social value is maximised with project specific outcomes agreed at the contract award meetings.

As part of the procurement process we have asked bidders to make proposals on social value initiatives. Tender arrangements confirm 10% of the tender scoring was based on Social Value responses. Overall, the evaluation is 60% Price, 30% Quality and 10% Social Value

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

Rainscough - LivGreen Futures Limited social value includes:

- Will partner with Health Watch Bury and the Creative Living Centre.

- Initial £1,000 donation followed by quarterly £250 donations to local foodbank. In part this will support relaunch of the Time4Change Breakfast Club
- Host joint wellbeing activities in collaboration with Health Watch Bury.
- Additional support to vulnerable households identified whilst on site,
- Support recycling of hard to recycle items at Site Compound Eco-Hub.
- Donation of left over materials to Bury College to help skills training.
- Initial two Resident Skip Days on Rainscough Estate

Stanley Close & Freetown - Live Manage Faciliate Ltd social value includes:

- 100 start up packs for new tenants moving in
- 120 winter warmer packs for vulnerable tenants
- 60 hours volunteering community health initiatives
- 100 staff hours clean up recycling efforts
- Donations to local foodbanks
- 2 apprenticeships 12 months term
- Recruitment of 4 local based operatives

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. The targets are mandated nationally, and the Council is expected to meet them. 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 in the in-house contractor, there is also significant specialist energy works included in the contracts.

Open Tender: This option was considered and is possible. 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 and the mini competition allows the tender to be tailored to the Councils specific requirements. Using the framework offers clear benefits over the open tender route. Similarly exercising a 12-month contract extension on the same rates as the original contract allow us to bring forward investment quickly without further drawn-out tendering processes.

Background

Generally, the properties will be mixed types with the majority being traditional construction, the information informing the properties to be included with each tender has been generated from the stock condition data. Surveys and scoping externally

have been carried out to identify the extent of works necessary to ensure we achieve a high standard of repairs to ensure longevity and minimise the repairs required when works are completed

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: By their very nature these contracts help to ensure improved modernised homes that meet the Regulators Decent Homes Standard with 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

Equality Impact and Considerations:

By the nature of social housing, many tenants suffer from socio-economic disadvantage. Many of those tenants who will receive works through these projects will benefit from the energy efficiency work in reducing bills, providing warmer more comfortable homes.

The proposal does not bring about any changes that would impact on one protected characteristic over and above another, it does not result in increased/decreased access to services or provision for any group of the population or cause any disadvantage to a community of interest. The approach is to ensure value for money in procuring the varied works through a proven framework (Procure Plus) for the council.

The Energy works will improve the comfort of tenants' homes through an increase in thermal comfort and reducing fuel poverty. Warmer homes can reduce ill health connected to colder homes and reduce the burden or high energy bills. Ventilation works will increase the indoor air quality.

Environmental Impact and Considerations:

Contributes to ensuring an improved environment for all Council-controlled building users and visitors to the local area, to minimise repairs once works are complete and reducing the 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 84% 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, FM 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.
Failure to bring all homes to EPC C or above by 2030 (GM target)	The proposed works continue to bring a number of our properties to EPC C or above, working towards the local GM target of all homes being EPC C or above by 2030 and the national target of 2035.

Legal Implications:

The two contract awards referred to within the report each exceed £500,000.00 and require Cabinet approval. Legal support may be required to finalise and implement the contracts.

Financial Implications:

The costs of the contract awards will be met from the approved Housing Revenue Account capital programme.

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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
SAP C	Standard Assessment Protocol (Energy Rating)