

<b>Report to:</b>	Cabinet	<b>Date:</b> 3 December 2025
<b>Subject:</b>	Housing Major Works Programme 2025/26	
<b>Report of</b>	Cabinet Member for Housing Services	

## 1.0 Summary

- 1.1 The purpose of this report is to seek formal approval of two contract awards which form part of the Housing Major Works Programme.
- 1.2 At the Cabinet meeting on 12<sup>th</sup> 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 Internal Contract Award recommendation has been made, via the Procure Plus Framework selecting prequalified Contractors and Suppliers with additional elements of Social Value included.
- 1.5 The framework submissions are scored by Procure Plus based on 60% Price, 40% Quality (social value, site delivery, tenant engagement, health & safety etc.). In addition, we will discuss with the contractors/suppliers the options they will commit to in respect of social value for the communities included as part of their contract delivery.
- 1.6 All contracts for the Major Works Programme more than £500k require approval from Cabinet

## 2.0 Recommendations

- 2.1 Approve contract award to Emanuel Whittaker Limited in respect of internal works consisting of new kitchens and bathrooms, heating and electrical works to 93 properties in the South of the Borough for the sum of £855,589.05 including £50K contingency.
- 2.2 Approve contract award to Jackson Jackson and Sons Limited in respect of internal works consisting of new kitchens and bathrooms, heating and electrical works to 93 properties in the North of the Borough for the sum of £899,041.44 including £50K contingency
- 2.3 There is the option to extend for a further period of 1 year up to an estimated total contract value of between £4 and 5 million subject to the availability of funding.

### **3.0 Background**

#### **Internals**

- 3.1 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.
- 3.2 To maintain our homes at this standard we seek approval to enter two contracts for renewal of Kitchens and Bathrooms, heating and electrical works to be carried out to Council properties in the South and North of the Borough. They are supply and fit contracts and the breakdown of the proposed works is as follows:

#### **South**

- 51 kitchens
- 43 bathrooms
- 54 boilers

#### **North**

- 54 kitchens
- 26 bathrooms
- 55 boilers

- 3.3 After consultation with Bury Council's Procurement Team this work will be awarded via a mini competition through the pre-tendered Procure Plus contractor and supplier framework. This arrangement is compliant with all relevant procurement regulations and Council protocols.
- 3.4 This work will be delivered by two building contractors, Emanuel Whittaker Limited and Jackson Jackson and Sons Limited who will fit new kitchens and bathrooms, heating and electrical works.
- 3.5 9 organisations registered for the tender and 3 bids were received.
- 3.6 Emanuel Whittaker Limited were ranked first for both lots, North and South but specified they would prefer the South, and it is recommended that they be awarded this area (1<sup>st</sup> ranked bidder) and Jackson Jackson and Sons (2<sup>nd</sup> ranked bidder) be recommended for the North.

### **4.0 Social Value**

- 4.1 As part of the procurement process, we 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 to safety of local communities.
- 4.2 Both 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.
- 4.4 The social value offers have yet to be confirmed for both contracts.

### **Alternative options considered and rejected**

***Do nothing:*** 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 the in-house contractor does not have the capacity to carry out these works.

***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. The option which has been used here is a mini competition which allows the tender to be tailored to the Council's specific requirements and is competed for by prequalified contractors who we know can provide quality and value for money. Using the framework offers clear benefits over the open tender route. Similarly exercising a 1 year contract extension at the same rates as the original contract allow us to bring forward investment quickly without further drawn-out tendering processes.

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### **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 and provide tenants with an improved quality of life.

**2025 Vision and Aims** – The project aligns with the Council's core aims of tackling inequality, improving health and creating stronger communities

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### **Equality Impact and Considerations:**

Many social housing tenants suffer from socio-economic disadvantage, but the project 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.

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### **Environmental Impact and Considerations:**

Modern boilers are more energy efficient compared to older systems, reducing fuel consumption and CO2 emissions. New kitchens and bathrooms incorporate features to reduce water consumption. Manufacturing and transporting new units add emissions which can be mitigated by sourcing recycled or locally produced materials

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### **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 87% 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.

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### **Legal Implications:**

Legal and procurement advice will be provided on the procurement and contractual arrangements proposed. The JCT Contract(s) will be prepared by the Procure Plus procurement framework, with any legal issues being dealt with by the Council's Legal team and the contractors.

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### **Financial Implications:**

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

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**Appendices:**

None

**Background papers:**

None.

**Glossary of terms, abbreviations and acronyms used in this report.** None