Classification: Open	Decision Type: Key

Report to:	Cabinet	**Date:** 02 December 2026
Subject:	HRA Capital Investment Programme 2026.2027. Request to enter an extension of contract with Emanuel Whittaker Limited for internal refurbishment programme.	
Report of	Cabinet Member for Housing Services	

Summary

1. On 11th February 2026 Cabinet approved the Housing Revenue Account ("HRA") Capital Works Programme for 2026/27. A budget of £2,799,000 was allocated for Major Refurbishment Works - Kitchen & Kitchen Extraction. Additionally, £775,000 was allocated for Major Refurbishment Works - Bathrooms, W/C's and Showers etc.

2. This resulted in an overall budget provision of £3,574,000.

3. The purpose of the report is to seek formal approval of the following extension of contract award relating to the internal refurbishment programme. A contract extension award for Emanuel Whittaker Limited (Company number 00099243) in respect of Internals Ad Hoc Pack 1 (supply and fit): proposed extension of the existing contract on current Joint Contracts Tribunals (JCT) Measured Term Contract.

Recommendation(s)

4. That Cabinet approve:

4.1 The extension of the existing JCT Measured Term Contract with Emanuel Whittaker Limited for a period of 12 months from 16 February 2027 to 15 February 2028 in respect of the HRA Capital Investment Programme 2026-27 Ad Hoc Pack 1 (Supply and Fit).

Reasons for recommendation(s)

5. The primary reason for requesting extension of contract from Emanuel Whittaker Limited is to help ensure the effective and timely delivery of HRA capital investment relating to the internal elements to Bury Council Housing stock.

6. Property data and surveys indicate that internal elements are approaching renewal and upgrade. The investment helps ensure Decent Homes Standards (DHS) are met, and we continue to provide good quality, energy efficient, well maintained and safe homes.

Alternative options considered and rejected

7. Do nothing: The renewals are necessary to help achieve legislative requirements around DHS. Also, to improve facilities within the home to modern standards.

8. Deliver Inhouse: Due to the specialist scope of work within these contracts there is both a lack of suitable skills and capacity for the in-house contractor Repairs Direct).

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Background

9. HRA Capital investment has been identified for our Council Housing stock relating to internal refurbishment. This includes the renewal of kitchens and bathrooms and associated works. Property and survey data indicates that 203 properties are due for kitchen and bathroom renewal.

10. The continuation of our investment programmes helps ensure we meet the Decent Homes Standard in terms of modern facilities and state of repair. The investment helps with meeting our obligations in the timely upkeep and maintenance of our tenant's homes, improved living conditions and bringing about positive outcomes.

11. The primary reason for requesting extension of contract from Emanuel Whittaker Limited is to help ensure the effective and timely delivery of HRA capital investment relating to internal elements to Bury Council Housing stock.

12. The original contract awarded to Emanuel Whittaker Limited for the Bury South area had a value of £855,589.06 (excluding VAT) and covered 93 properties which was approved by Cabinet in December 2025. As part of the proposed first one-year extension, it is intended that a further 203 properties are added to the programme at an additional value of £1,997,487.80 (excluding VAT). This would increase the total contract value to £2,853,076.86 (excluding VAT) and increase the total number of properties covered under the contract to 296 properties. The value now reflects the current scope of works identified through updated stock condition information and actual capital programme requirements for 2026/27.

13. The estimated value of the proposed works to be delivered through the contract extension is £1,997,487.80 (excluding VAT). The continued improvement of stock condition information enables investment decisions to be targeted towards properties where replacement works are required,

supporting efficient use of HRA resources and ensuring that capital investment is directed to the highest priorities.

Social value

14. All contracts will ensure that social value is maximised with project specific outcomes agreed at the contract award meetings. All contractors have a good track record of delivering social value through the contracts awarded through the procurement frameworks**.**

15. Social Value commitments, as part of the proposed contract extension period, the Council has requested that the contractor identify opportunities to additional commitments are voluntary and supplementary to the social value obligations included within the original tender submission and contract.

Links with the Corporate Priorities:

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 the Council in meeting the Regulator's Decent Homes Standard. Additionally, where renewal of the heating system is required, this can help reduce energy consumption and bills, with positive outcomes for our tenants, homes, and the environment.

2026 Vision and Aims: These contracts help move forward the continued HRA capital investment in the boroughs Council Housing stock. Additionally ensuring capital investment provides positive outcomes for our tenants and communities with the aim to help improve quality of living conditions and lessen the impact of Fuel Poverty and cost of living.

Equality Impact and Considerations:

16. This report does not require an EQIA. All contractors are required to provide relevant inclusion, equality and diversity polices and approach as part of the procurement process.

Environmental Impact and Considerations:

17. The Kitchen and Bathroom Replacement Programme is expected to have an overall positive environmental impact. The installation of modern kitchens, bathrooms, sanitaryware and ventilation systems will reduce maintenance requirements and support the long-term sustainability of the Council's housing stock.

Temporary environmental impacts arising from construction activities, including waste generation, noise, dust and vehicle emissions, will be managed through contractual requirements, good site practices, and

compliance with environmental legislation. Contractors will be required to maximise recycling opportunities and minimise waste sent to landfill.

The programme supports the Council's commitment to maintaining sustainable, efficient and safe homes for tenants whilst minimising environmental impacts during delivery.

Assessment and Mitigation of Risk:

Risk / opportunity	**Mitigation**
Works identified as required though Stock condition and cross-referencing property data.	The Council aims to complete Stock condition surveys of properties, currently achieving 87% completion in the last five years. This data will help to identify priorities for forthcoming investment programmes. Full scoping has been carried out to identify the amount of works required to compile a valued tender for each contract to achieve accurate prices, VFM 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, energy efficient, well maintained, and safe homes for our tenants.

Procurement Implications:
Emanuel Whittaker Limited were procured through a fully compliant framework in accordance with the Public Contracts Regulations 2015.

The procurement route complies with the Council's Contract Procedure Rules and relevant procurement legislation. The approach taken supports value for money, minimises procurement risk, and enables the timely delivery of the HRA Capital Investment Programme 2026/27 Internals - Kitchens & Bathrooms.

No further procurement implications.

Legal Implications:

The Council is permitted, by the terms of the original contract with Emanuel Whittaker Limited, which commenced on 16 February 2026 and was executed on 12 March 2026, to extend the contract for a 12-month period.

The original contract provisions also permit, if required by the Council and exercised in accordance with the contract terms, a further 12-month extension following the expiry of the current extension period.

Financial Implications:

The proposed one-year contract extension for a value of £1,997,487 to deliver works on 203 properties is within the approved 2026/27 HRA Capital Programme.

The HRA operates within a 30-year Business Plan, which underpins the delivery of the capital programme and provides for a rolling programme of investment in the housing stock. Capital expenditure is regularly reviewed throughout the year to ensure schemes remain affordable and deliverable, taking account of programme slippage, cash flow requirements, and available resources. The proposed extension is accommodated within the approved 2026/27 HRA capital budget and remains consistent with the assumptions in the HRA Business Plan.

Appendices:

None.

Background papers:

None.

Please include a glossary of terms, abbreviations and acronyms used in this report.

Term	Meaning
HRA	Housing Revenue Account
DHS	Decent Homes Standards