

# Approval to appoint Equans Regeneration Ltd as the Contractor to deliver Cedars Armley Group Repair Scheme

Date:

Report of: Head of Service Private Rented Sector

Report to: Director of Communities, Housing and Environment

Will the decision be open for call in?  Yes  No

Does the report contain confidential or exempt information?  Yes  No

See appendix 1 confidential under Access to Information Procedure Rule 10.4.3

## Brief summary

Executive Board approval was given on the 17<sup>th</sup> April 2024 (Decision reference: D57375) to progress a group repair scheme in Armley to improve 100 properties in the Cedars area, and to allow the direct award of the contract to Equans Regeneration Ltd. These works will include spend on both LCC owned properties and private. This is covered under by the Council's Regulatory Reform Order 2002 - The Regulatory Reform (Housing Assistance) (England and Wales) Order 2002. This Council policy allows us to spend monies on private homes. However, for this scheme HRA funds cover the spend on council owned properties and external funding from a number of sources (WYCA, ECO & private house owner contributions) fund the landlord and owner occupier works.

The Executive Board also delegated authorisation to procure and approve spend to the Director of Environment, Housing and Communities in relation to the scheme.

Following approval by the Executive Board, discussions have been undertaken with Equans Regeneration Ltd regarding the costs, contract and specification which have now been agreed and the procurement completed via the Greener Futures Framework.

The Director is requested to approve the appointment of Equans Regeneration Ltd as the contractor to deliver the group repair scheme in the Cedars, Armley

## Recommendations

- a) The Director of Communities, Housing and Environment is requested to approve the award of the contract to Equans Regeneration Ltd, for the delivery of the Cedars Armley Group Repair scheme for the sum of £4,394,007.19.

### What is this report about?

- 1 The purpose of the report is to request the Director of Communities Housing and Environment to approve an award of a contract to Equans Regeneration Ltd to deliver the Cedars Armley Group Repair Scheme via a direct award from the Greener Futures framework.
- 2 This scheme of works was agreed approved at Executive board on the 17<sup>th</sup> April 2024 which approved the procurement strategy and spend to procure a contractor via the Greener Futures Framework on a direct award.
- 3 The Tender was published on 25<sup>th</sup> September 2024 via YORtender and concluded on 29<sup>th</sup> September 2024. The tender evaluation was based on 100% price.
- 4 The proposal is to award this contract to Equans Regeneration Ltd.
- 5 Due diligence has been completed including the financial checks and records of Equans Regeneration Ltd, and these have been stored on the Council's file for audit purposes.

### What impact will this proposal have?

- 6 The Executive Board in April 2024 approved the group repair scheme for 100 properties within the Cedars area of Armley. This will allow those involved to benefit from improvements to their home's such as new roofs, windows, doors as well improved energy efficiency measures including external wall insulation.
- 7 By appointing the contractor Equans Regeneration Ltd via a direct award from the Greener Futures framework, it will allow the delivery of the scheme within the deadlines for the grant approval.

### How does this proposal impact the three pillars of the Best City Ambition?

Health and Wellbeing

Inclusive Growth

Zero Carbon

- 8 Better quality homes will improve the health and wellbeing for those living in them
- 9 Improved energy efficient home help to reduce the energy consumption reducing CO2 emissions as well reduce the cost of energy for those living in them
- 10 Improve the energy efficiency rating of the properties to EPC B/C helping to contribute to the carbon saving target of properties by 2030.
- 11 The scheme will create employment and training opportunities within the construction and green energy sectors.
- 12 Improving the life span of the existing housing stock so preventing the carbon footprint of demolition and new build

### What consultation and engagement has taken place?

Wards affected: Armley

Have ward members been consulted?

Yes

No

- 13 The relevant Officers within the Council with the required procurement and housing skills and knowledge have undertaken the procurement exercise to ensure the process follows the required legal process.

### What are the resource implications?

- 14 The scheme will be managed by Housing Leeds and resources have been identified within the service to deliver the works required.
- 15 The contractor, Equans Regeneration Ltd has been procured via a direct call off from the Greener Futures framework and they have considerable experience of successfully delivering these schemes and contracts with the Council.

### **What are the key risks and how are they being managed?**

- 16 The scheme is subject to its own risk management by officers responsible for the delivery of the scheme. All risks have and continue to be assessed and mitigation and management of risks identified instigated as required.
- 17 As part of the scheme private owners are required to sign up the works and agree to pay up to 25% of the eligible works. Landlords are required to pay the full 25% whereas owner/occupiers can pay up to 25% subject to a test of resources. The success of the scheme requires sufficient owners to sign up to the scheme ensure its viability. Officers with Housing Leeds have experience of previous schemes and have created a number of ways to assist with the payment of any contribution to remove barriers to owners joining and benefiting from improvements to their homes.
- 18 West Yorkshire Combined Authority has provided a grant towards the overall cost of the works. That required the grant to be spent by December 2025 which is tight deadline. By using the Green Futures framework and appoint Equans Regeneration Ltd reduces the time to appoint and allows an early start on site.

### **What are the legal implications?**

- 19 The report is a direct result of a previously taken key decision and as such is a publishable admin decision and therefore not eligible for call-in
- 20 The investment in properties is possible under the Council's Private Sector Housing Assistance Policy which allows financial assistance to private owners and supported by the general power of competence provided in section 1 to 8 of the Localism Act 2011.
- 21 The contractor has been procured via the Greener Futures framework which is has been approved by the Council to allow the procurement of this type of work.

### **Options, timescales and measuring success**

#### **What other options were considered?**

- 22 No other options have been considered as April 2024 Executive Board approved both the scheme and the appointment of Equans via the Greener Futures framework.

#### **How will success be measured?**

- 23 The improvement of 100 homes within the Cedars, Armley by December 2025 within the budget provided.

#### **What is the timetable and who will be responsible for implementation?**

- 24 The delivery of the scheme will commence as soon as the contractor has been appointed, with a completion date for the works on site of December 2025.
- 25 Private Sector Housing within Housing Leeds will be responsible for the delivery of the scheme

## **Appendices - Confidential**

- Appendix 1: Group Repairs Armley Tender Analysis Report

## **Background papers**

- [Council and democracy \(leeds.gov.uk\)](https://leeds.gov.uk/council-and-democracy)