

Agenda Item

Executive Board Meeting

16 August 2006

A Grigg



Standing Orders Exemptions: to invite tenders from specialist contractors who are not registered with Constructionline

Summary

This report seeks agreement to an exception to Standing Order 1.12 for sourcing companies suitable to submit tenders for replacement doors to Council dwellings.

Recommendation

That the exemption from Standing Order 1.12 be accepted for the reasons set out in this report.

a) Reasons for Recommendation

That tenders be invited from specialist contractors for the design, manufacture and installation of composite external doors.

b) Alternative Options

To limit the suppliers of external doors to those registered with Constructionline.

c) Risk Considerations

None

d) Policy and Budgetary Considerations

As set out in the report

e) Date for Review of Decision

None

1 Main Body of the Report

1.1 The Council has the power to waive the requirements of a standing order in specific instances – see exemptions Contract Standing Orders 1.12. A request for such an exemption is made in this report.

1.2 Tenant Customers have indicated through the Housing Stock Option Appraisal that they would like more secure doors. Therefore provision has been made in the Housing Revenue Account Business Plan for replacing doors in the future. We have budgeted for replacing all external doors phased over a fifteen year period.

- 1.3 A programme for replacing the external doors and frames to the Council's dwellings had been planned to commence at the completion of the window replacement programme. This programme now needs to be developed and implemented in a phased way in accordance with the funding available, and the availability of suitable door suppliers and installers.
- 1.4 The opportunity has been taken over the last 12 months to replace a number of doors and frames, due to their condition, with composite doors. This has been on a reactive basis to test the product
- 1.5 It is now proposed that we run a pilot scheme to replace the front and rear doors and frames with composite doors. We intend to include those dwellings identified as being affected by the A30 road improvements, for which funds are available from the Highways Agency as compensation. We have received £45,780.
- 1.6 It is proposed that the existing doors be replaced with composite doors, manufactured and installed by specialist contractors in order to obtain a minimum 10 year guarantee.
- 1.7 Research through Constructionline has failed to reveal a number of leading companies who produce composite doors so in order that we may compile a list of suitable contractors it is proposed that references be sought from those companies who manufacture and install composite doors.
- 1.8 The advantages to be gained through installing composite doors are listed on the attached typical cross section. Annex 1.
- 1.9 Consultation with Tenants will be conducted through the Housing Review Board as to the specification for doors and the development of the door replacement programme with phasing, review and consultation with individual tenants.
- 1.10 An exemption from Standing Order 1.12 was agreed by the Corporate Director – Communities, and this report informs the Executive Board of the actions taken and the reasons, as required.

Legal Implications

This report will comply with the legal requirements relating to the exemption from Standing Orders.

Financial Implications

This contract will be carried out within existing budgets in the Housing Revenue Account.

Consultation on Reports to the Executive

Consultation will take place through the Housing Review Board.

Background Papers

- Typical cross section of composite door.
- Request for exemption to Standing Orders.

A Grigg 2314
Housing Services Manager

Name of Meeting
Date of Meeting

East
Devon

District Council