

Meeting of:	Cabinet
Date of Meeting:	Thursday, 19 June 2025
Relevant Scrutiny Committee:	Place Scrutiny Committee
Report Title:	Housing PAS2035 (Publicly Available Specification 2035 – a Framework for Managing Energy Retrofit Projects in Domestic Buildings), Refurbishment Project
Purpose of Report:	To advise of the contract arrangements Housing PAS2035 Refurbishment Project
Report Owner:	Cabinet Member for Public Sector Housing and Tenant Engagement
Responsible Officer:	Director of Environment and Housing
Elected Member and Officer Consultation:	No individual ward Member consultation was required as the report outcomes affects various wards. Legal Officers consulted - Housing Accountant Head of Housing and Building Services Operational Manager
Policy Framework:	This is a matter for Executive decision by Cabinet
Executive Summary: <ul style="list-style-type: none"> This report seeks to advise Cabinet of the tender and contract process for delivery of the Housing PAS2035 Refurbishment Project. 	

Recommendation

1. That Cabinet notes the contents of the report, with a view to taking decisions on the award of the contract detailed within the Part II report later on this agenda.

Reasons for Recommendation

1. To advise of the current position with this particular contract.

1. Background

- 1.1 The Housing Development and Investment Team continues to identify packages of work to ensure the Council's housing stock maintains compliance with the Welsh Housing Quality Standard (WHQS) 2023.
- 1.2 Two Blocks of flats and one house have been identified for major improvement works as they have been experiencing major damp and mould issues because of the external component failing.
- 1.3 This report provides information about the Housing IHP Phase 2 PV installation scheme.

2. Key Issues for Consideration

- 2.1 The Housing Development and Investment Team, whilst following the PAS2035 process, has identified a package of works which consists of one main contractor to deliver the Housing PAS2035 Refurbishment Project 2025/26.
- 2.2 The scheme has identified the following PAS2035 retrofit works to resolve damp and mould issues along with reducing carbon emissions at Block 3-6 Cae Stumpie, Cowbridge, Block 2-4 Lon Yr Eglwys, and 21 Leigh Close Llantwit Major. The works involve the installation of external wall insulation (EWI), photovoltaic (PV) solar panels (with battery backup), roof works, lowering of pathways and associated external works.
- 2.3 There are no leaseholders associated with the works and therefore the Section 20 Leasehold tender process is not required from any tender process followed.
- 2.4 The Housing Development & Investment Team tendered the work through Sell2Wales. The 'Invitation to Tender' (ITT) sought a single principal contractor to deliver the Joint Contracts Tribunal (JCT) Intermediate contract. The successful contractor would be appointed following a two-stage assessment, with stage one being a Pre-Qualification Questionnaire (PQQ) and the second stage being awarded on 'the most advantageous tender' (Price, Quality and Social Value).

- 2.5 An invitation to tender was published on Sell2Wales on 25th November, 2024 with a closing date of 6th January, 2025. There were eighteen (18) expressions of interest with five (5) tender bids received.
- 2.6 When checking all the key tender return documents that had been submitted, all five tender bidders had returned the required documents. The five tender bidders move to the PQQ stage.
- 2.7 The five contractors' submissions passed the prequalification questionnaire process scoring above 87. The five contractor's bids were then assessed on stage two of the process, where scores were based on 50% for price, 40% for quality and 10% Social value.
- 2.8 Details of the Housing PAS2035 Refurbishment Project tender outcomes is set out in the Part II report later on this agenda.

3. How do proposals evidence the Five Ways of Working and contribute to our Well-being Objectives?

- 3.1 **Looking to the long term** - As a result of the Housing IHP PAS2035 Refurbishment Project, compliance with the Welsh Housing Quality Standard 2023 will be achieved, along with ensuring the properties receiving the PV installations are more energy efficient, therefore reducing the carbon footprint and reducing energy costs for our tenants / contract holders for future years.
- 3.2 **Taking an integrated approach** – The development and procurement of the Housing PAS2035 Refurbishment Project was undertaken via consultation with the Tenants Quality Design Forum (QDF) and tenants / Contract holders linked to the works.
- 3.3 **Involving the population in decisions** – The Tenants Quality Design Forum (QDF) members and tenants/Contract Holders involved have been kept abreast of the developments of the contract along with decision making for elements of these improvement works.
- 3.4 **Working in a collaborative way** – The Council's technical officers will work closely with the contractor and tenants on the delivery of this work.
- 3.5 **Understanding the root causes of issues and preventing them** - As a result of contracting a competent principal contractor and sub-contractors to undertake the delivery of the Housing PAS2035 Refurbishment Project, we will ensure our residents reside in safe, accessible, energy efficient, and compliant homes.
- 3.6 **This proposal will meet:**
Objective 1: CREATING GREAT PLACES TO LIVE, WORK AND VISIT
Our Ambition:
Residents tell us they have a sense of pride in their communities.
People are able to access good quality and affordable housing.

Objective 2: RESPECTING AND CELEBRATING THE ENVIRONMENT

Our Ambition:

The Council reduces its carbon emissions and is a net zero organisation
Council buildings including schools and homes are more energy efficient.

4. Climate Change and Nature Implications

- 4.1** This scheme will have a positive impact by improving the energy efficiency of the 2 blocks of flats and one house identified for retrofit measures, therefore assisting in reducing carbon emissions.
- 4.2** The scheme is estimated to improve the 9 properties from an average EPC rating of D to an average EPC rating of C/B, with an estimated carbon reduction figure of 4,728 CO₂kg/yr.

5. Resources and Legal Considerations

Financial

- 5.1** Full financial details will be addressed in the Part II Report included on this agenda.

Employment

- 5.2** There are no other resource issues to report.

Legal (Including Equalities)

- 5.3** The contract will ensure the council complies with its legal obligations under Section 3(1) Health and Safety at Work Act etc., PAS2035 for Retrofit Schemes and Building Regulations.
- 5.4** In terms of equalities, there will be limited training opportunities offered as part of the Housing PAS2035 Refurbishment Project.

6. Background Papers

None.