

Report to	Cabinet
Date of meeting	18 th January 2022
Lead Member / Officer	Tony Thomas/ David Lorey
Report author	Mark Cassidy
Title	Award of Housing Maintenance Materials Supply contract via the ADRA all Wales framework.

1. What is the report about?

1.1. The future supply of building materials to the Housing Maintenance department.

2. What is the reason for making this report?

2.1. A decision is required on the direct award of the next materials supply contract to Travis Perkins (TP) via the ADRA All Wales Materials Framework. The current contract is with Jewson's and is due to expire early 2022.

3. What are the Recommendations?

3.1. That Cabinet approve entering into a building materials supply contract with Travis Perkins via the ADRA Framework for a period of four years.

3.2. That Cabinet confirms that it has read, understood and taken account of the Well-being Impact Assessment (Appendix 1) as part of its consideration.

4. Report details

4.1. In recent years, the supply of building materials into DCC's council house repairs and maintenance (R&M) team has been carried out by Jewson's, who tendered for the contract in 2017. This was the second such award to Jewson's.

4.2. In 2021, the R&M team were made aware of a suitable framework for the supply of materials. This framework is called Fframwaith Deunyddiau Cymru Materials

Framework. It was established by Adra Housing Association and is a new, all-Wales, single-supplier framework for building materials and associated services with Travis Perkins Managed Services.

- 4.3. The purpose of the framework is that the supplier will deliver high-quality services, fit for purpose goods to supply organisations across Wales.
- 4.4. Current members include ADRA, Cartrefi Conwy, Isle of Anglesey County Council, Clwyd Alyn, Grwp Cynefin, Tai Calon and Wrexham CBC have signed an agreement to join with a contract to follow.
- 4.5. This framework offers the R&M team further added value options, not currently available from Jewson's, namely: supply of Kitchens, staff training to include ladder safety, tooling supply for the trade operatives including replacement or repair and safety checks.
- 4.6. A major benefit is TP's commitment and ability to supporting the provision of renewable technologies as well as carbon conscious materials for the construction of dwellings to include modular and timber frame solutions.
- 4.7. It also offers opportunities across Wales for collaboration with other authorities and housing providers, thus offering potential materials cost savings due to economies of scale. Bulk transport and local storage solutions will also reduce carbon emissions.
- 4.8. TP are proactively working with members on innovative solutions to assist with the decarbonisation of housing stock and other environmental initiatives, which represents an additional benefit to the R&M service.

5. How does the decision contribute to the Corporate Priorities?

- 5.1. The Framework will be managed as a partnership between all members and Travis Perkins. Strategic and Operational core groups (which include all current members) have been established to develop this collaborative approach.

Travis Perkins will accrue 1.5% of the total invoiced turnover of the framework to be allocated towards community benefit opportunities. This will be shared between members, based on their individual spend. Members can then decide how best to

spend this in a way that is important to them in their own areas. The total spend of the Framework will include spend directly from the members and indirectly by their appointed contractors.

TP and current members are proactively working with members on innovative solutions to assist with the decarbonisation of housing stock and other environmental initiatives, which will naturally contribute to our corporate carbon reduction targets and initiatives.

6. What will it cost and how will it affect other services?

- 6.1. The value of our materials spend is approximately £400k per annum. Over four years £1.6M
- 6.2. To implement to change, we will need additional support from ICT. They have been made aware of our desire to move from Jewson's to TP and a series of planning meetings have been tentatively set up in anticipation of approval, to move the project forward.
- 6.3. We will also need contract support from procurement and legal.
- 6.4. The economies of scale that we would benefit from the collaboration, will include less transport emissions and cost as materials could be moved in bulk.
- 6.5. TP and current members are proactively working with members on innovative solutions to assist with the decarbonisation of housing stock and other environmental initiatives, which represents an additional benefit to the R&M service.

7. What are the main conclusions of the Well-being Impact Assessment?

7.1. In summary the outcome of the WBIA (included as Appendix 1) is:

Score: 28/36, three stars from the possible four.

Summary for each Sustainable Development principle

Long term: We feel that working together with other framework members, such as Adra, Cartrefi Conwy, Anglesey Council etc. can achieve more responsive and effective outcomes than if we work alone. This can be achieved through combining the strengths and skills of each partner.

TP and framework members are proactively working with members on innovative solutions to assist with the decarbonisation of housing stock and other environmental initiatives.

Prevention DCC and partners within the Framework will proactively work with members on innovative solutions to assist with the decarbonisation of housing stock and other environmental initiatives.

Integration As part of the service provided by Travis Perkins, we will be able to offer continuous improvement opportunities through performance monitoring of key performance indicators. Further, we intend to adopt a 'whole system' approach from electronic ordering of general building materials through to renewable technologies.

Collaboration The Framework has been established to set up a whole Wales, single supplier framework for building materials and associated services. It will be available to not just members but their contractors too; it is open to all housing associations, local authorities and wider public sector bodies in Wales.

Involvement All sections affected have been involved in this proposal, namely Housing Maintenance Team, ICT and Travis Perkins. Various meetings have been held and dialogue between all parties has begun.

A prosperous Denbighshire	Positive
A resilient Denbighshire	Neutral
A healthier Denbighshire	Positive
A more equal Denbighshire	Neutral
A Denbighshire of cohesive communities	Positive
A Denbighshire of vibrant culture and thriving Welsh language	Neutral
A globally responsible Denbighshire	Positive

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The total spend of the Framework will include spend directly from the members and indirectly by their appointed contractors.

8. What consultations have been carried out with Scrutiny and others?

8.1. We have held consultations with officers affected from Housing R&M, Travis Perkins, Procurement and Legal along with ICT.

9. Chief Finance Officer Statement

9.1. The recommendation to enter into a building materials supply contract with Travis Perkins via the ADRA Framework for a period of four years will ensure value for money, compliance with contract rules, additional community benefits and allow for further added value options which will help the service continue to deliver on Council Priorities. On that basis the recommendations are supported.

10. What risks are there and is there anything we can do to reduce them?

10.1. The major risk is that Jewson's may become difficult to deal with in the transition period. We would mitigate this by using TP ahead of contract start, or use alternative materials suppliers such as Huws Gray, Richard Williams etc.

11. Power to make the decision

11.1. The power to make decision is contained in S2 Local Government Act 2000, S111 Local Government Act 1972, Regulation 33 Public Contracts Regulations 2015