

CABINET SPOKESPERSON FOR PLACE

Record of a decision taken on 14th November 2018

Berneslai Homes – Tender Domestic Periodic Electrical Testing Programme

Subject

On behalf of Berneslai Homes, NPS recently completed a competitive tender exercise to procure a contractor to deliver a domestic periodic electrical testing programme to Berneslai Homes managed properties.

The report seeks approval that West Yorkshire Gas Solutions Ltd, as the lowest tender in the sum of £371,800, is awarded the project to carry out the electrical testing programme of up to 2500 domestic properties. In addition NPS professional services fee of £18,776 bring overall costs to a total of £390,576.

The domestic periodic electrical testing programme is a development programme approved by cabinet as part of the 2018/19 Housing Revenue Account Budget setting process (Cab.10.01.2018/10 refers).

Berneslai Homes' current regime does not give full evidenced assurance that every domestic electrical system has had an electrical test. Homes England, as regulator, has reminded all registered providers to comply with all legislation by meeting all applicable statutory requirements that provide for the health and safety of occupants in their homes.

Berneslai Homes' plan is to introduce annual domestic periodic electrical testing on a ten year cycle programme covering 100% of the stock. By carrying out an ongoing annual programme of electrical testing to domestic dwellings Berneslai Homes will give full evidenced assurance that every domestic electrical system has an up to date electrical test and will be fulfilling Health and Safety obligations, complying with legislation as a registered housing provider.

Key Risks Associated with the Proposed Action

The risks associated with the scheme are listed below;

- 11.1 Contractual – JCT Measured Term Contract. Due to the nature of the project there will be no performance bond required as there will be no contract sum. Under the terms of the contract no work is guaranteed to the contractor.
- 11.2 Health & Safety – The project is not-notifiable for CDM purposes. The contractor currently meets the minimum requirements of competency as Principle Contractor for the project and has provided sufficient evidence to support.
- 11.3 Domestic Electrical Systems – Properties that have not had condition testing completed for a substantial number of years may require extensive rectification works. Repairs arising from first years inspections to be completed by contract partners through PRIP arrangements

Recommendation

To approve that West Yorkshire Gas Solutions Ltd are awarded the contract to carry out the 2018/19 Domestic Periodic Electrical Testing Programme to Berneslai Homes managed properties.

Certification by Executive Director - Place. Report cleared for consideration by Cabinet Spokesperson

Signed



Date: 14.11.18.

Decision/Comments of the Cabinet Spokesperson

Recommendation Approved/Not Approved* by Cabinet Spokesperson
(*delete as appropriate)

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Signed Cabinet Spokesperson



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Date

