

REPORT TO: Executive Board

DATE: 20 October 2022

REPORTING OFFICER: Operational Director, Economy, Enterprise & Property

PORTFOLIO: Adult Social Care

SUBJECT: St Patrick's & St Luke's Care Homes
Redevelopment Contract

WARDS: Halton View & Halton Lea

1.0 PURPOSE OF THE REPORT

- 1.1 To notify members of the intention to undertake a procurement exercise via the RISE framework and make a direct award to Eric Wright Construction in respect of the redevelopment of St Patrick's & St Luke's Care Homes

2.0 RECOMMENDATION: That

- 2.1 Members note the intention to undertake a procurement exercise via the RISE framework and make a direct award to Eric Wright Construction in respect of the redevelopment of both St Patrick's and St Luke's Care Homes, subject to them submitting competitive prices for the works.**

3.0 SUPPORTING INFORMATION

- 3.1 Executive Board approved the proposals to refurbish the Council run care homes at the meeting dated 16th June 2022, minute no EXB6.
- 3.2 The outline proposals at St Patrick's consist of a new build, 16 bedroom extension, together with the refurbishment of the existing 40 bedrooms carried out over 2 phases. The proposals at St Luke's consist of the total refurbishment of all 56 bedrooms carried out over 4 phases.
- 3.3 Eric Wright Construction were contracted to refurbish Lillycross Care facility at the start of the COVID pandemic to provide step down care provision for patients leaving hospital. The works were completed on time and on budget and to a high standard, all of which demonstrated Eric Wright Construction's capability and experience of working in the care sector.

- 3.4 The RISE framework allows for a direct award option. Of the 20 contractors who are on the general building framework, Eric Wright Construction were the most cost competitive on the price evaluation and only 2 contractors scored higher than them on the quality evaluation during the procurement process as such overall they are clearly offering value for money. When compiling the actual price of the work Eric Wright Construction will seek competitive quotes for all main work packages which will be done on an open book basis with our cost consultants overseeing the process to ensure we obtain best value on both projects.
- 3.5 Eric Wright Partnerships have been leading the design works and they have been appointed to progress with the design development work on both schemes up to the planning application stage. The design team will then be novated in due course to Eric Wright Construction.
- 3.6 As the design work develops consideration will be given to energy efficiency measures in order to try and reduce carbon emissions from the premises. The implementation of any such decarbonisation works will be dependent on the available budget however.

4.0 POLICY IMPLICATIONS

- 4.1 The above course of action is in-line with our procurement strategy of obtaining best value from our procurement processes.
- 4.2 The development of both care homes will enhance the delivery of care within the borough and will ensure that our residents have a safe comfortable environment in which to live in accordance with the Care Act 2014.

5.0 FINANCIAL IMPLICATIONS

- 5.1 The estimated build cost that has been provided by Eric Wright Partnerships for the work at St Patrick's is £2.6m, and at St Luke's £1.1m, so for budget purposes allowing fees the overall estimated cost for both schemes amounts to circa £3.885m. Finance have confirmed that the budget is available.

6.0 IMPLICATIONS FOR THE COUNCIL'S PRIORITIES

6.1 Children and Young People in Halton

The care homes offer opportunities to local colleges to allow young people to volunteer in the care sector which enables them to gain valuable experience.

6.2 Employment, Learning and Skills in Halton

The expansion of the Care homes will provide employment opportunities for local residents together with additional opportunities such as work experience and volunteering.

6.3 A Healthy Halton

The care homes can help improve the quality of life for the most vulnerable in our society, and help to relive pressure on local hospitals, GP's and other local health care services

6.4 A Safer Halton

Care homes offer a safe environment for the more vulnerable in society to live

6.5 Halton's Urban Renewal

The projects will help enhance the local area where they are located.

7.0 RISK ANALYSIS

There are no significant risks associated with the above course of action, failure to carry out the work however will present a risk to the good quality of care provided across our care homes and affect the vision of providing outstanding care for older residents.

8.0 EQUALITY AND DIVERSITY ISSUES

None

9.0 LIST OF BACKGROUND PAPERS UNDER SECTION 100D OF THE LOCAL GOVERNMENT ACT 1972

Document	Place of Inspection	Contact Officer
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None under the meaning of the act
