

COMMUNITY & SOCIAL AFFAIRS COMMITTEE

19 SEPTEMBER 2012

REPORT OF HEAD OF COMMUNITIES & NEIGHBOURHOODS

**COMMUNAL CLEANSING CONTRACT SPECIFICATION FOR COUNCIL TENANTS
AND LEASEHOLDERS (FLATS ONLY)**

1 PURPOSE OF REPORT

- 1.1 To update members on the communal cleansing contract to the general needs blocks of flats.

2.0 RECOMMENDATIONS

- 2.1 **Members note and approve the Communal Cleaning Contract specification that was used as part of the procurement process**

3. KEY ISSUES

- 3.1 In January 2011, members approved a charge for communal cleansing to the communal areas with the blocks of flats in the borough. Since this approval, contractors have been cleaning the common areas bi-monthly. Feedback via various residents meetings was mixed as some tenants did feel the charge was not fair.

- 3.2 Following feedback from residents a specification (Appendix A) was put out to formal tender and 4 bidders were shortlisted. It was decided to keep window cleaning and communal area cleaning separate due to the difference in the type of work required. The tenders for both lots were analysed by Welland Procurement Team and Finance.

4.0 POLICY AND CORPORATE IMPLICATIONS

- 4.1 A full tender process has been carried out. The contract is renewable annually subject to performance for up to a period of 4 years and mean a change to our current policy of asking tenants and leaseholders to clean their own communal areas.

5.0 FINANCIAL AND OTHER RESOURCE IMPLICATIONS

- 5.1 There are no financial Implications directly related to the recommendations in this report

6.0 LEGAL IMPLICATIONS/POWERS

6.1 There are no other legal implications directly arising from this report.

7.0 COMMUNITY SAFETY

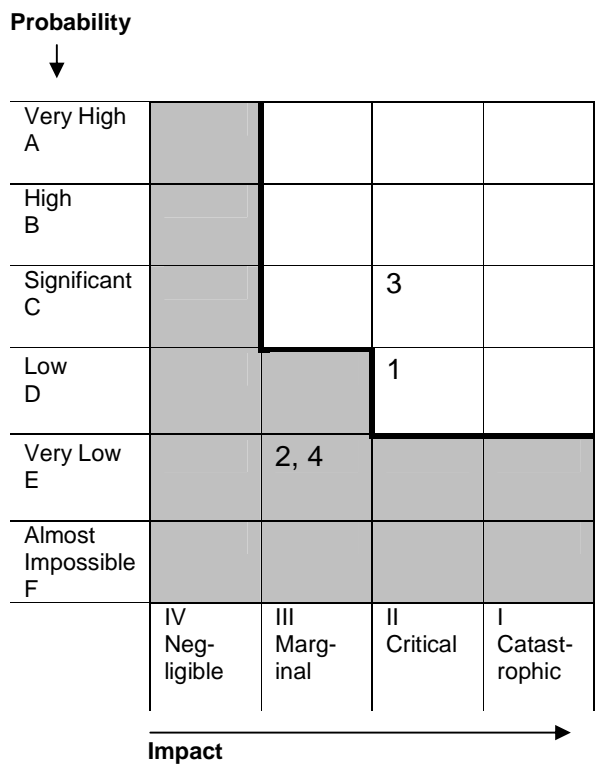
7.1 Cleansing the communal areas will make the condition of the current stairwells a much nicer place to be and in turn make the areas feel safer. By regularly cleaning the stairwells it is felt over time that this will deter people from disrespecting the communal areas and bring pride back into each area.

8.0 EQUALITIES

8.1 An initial equalities impact assessment will be completed and taken for scrutiny by the Equalities Steering Group.

9.0 RISKS

9.1 The risks are considered in the table below:



Risk No.	Description
1	Provider decides to terminate contract and no service is carried out and tenants/leaseholders are charged.
2	Provider does not carry out communal cleaning as per specification
3	Poorly maintained and cleaned communal areas attract crime.
4	Tenants/Leaseholders fall into arrears due to charges.

10.0 CLIMATE CHANGE

10.1 There are no climate change issues directly arising from this report.

11.0 **CONSULTATIONS**

11.1 Once the successful bidder has been contacted, TFEC will be invited to the pre-contract meeting and will also be invited to carry out their own analysis of the contract provider once the contract has begun.

11.2 Discussions have also taken place with the Town Centre and Fairmead Residents Groups.

12.0 **WARDS AFFECTED**

12.1 Wards affected are Craven, Newport, Sysonby and Dalby.

Contact Officer: Natalie James

Date: 03 September 2012

Appendices: Appendix A – Specification

Background Papers: 13 January 2011 – CSA committee papers and appendices
Minutes of TFEC Meetings

Reference: X: Committees, Council & Sub-Committees/CSA/2012-13/
190912/Communal Cleaning