

## Ad Hoc COMMUNITY & SOCIAL AFFAIRS COMMITTEE

1 FEBRUARY 2017

### REPORT OF THE HEAD OF COMMUNITIES & NEIGHBOURHOODS

#### HOUSING REPAIRS CONTRACT- UPDATE AND WAY FORWARD

##### 1.0 PURPOSE OF REPORT

- 1.1 To seek members approval to proceed with the Housing Responsive, Planned and Voids Repairs contract procurement through a 'lean competitive Dialogue approach. Members approve the draft Housing Repairs Design specification, outlines the key specification outcomes required from a new partnering contract.

##### 2.0 RECOMMENDATIONS

**It is recommended that members:-**

- 2.1 **Instruct Officers to commence the procurement for a long term Housing Planned, Void and Responsive Repairs Partner, through a 'lean' competitive dialogue process..**

- 2.2 **Members approve the draft Housing Repairs Specification outlining the key outcomes requested from a new long term partner, which is attached as Appendix A.**

- 2.3 **Members continue with a Housing Repairs Contract Task Group, with the following Terms of Reference:**

*To oversee the Procurement of a Housing Repairs Contract and report back to the Community & Social Affairs Committee with recommendations on a longer term Housing Responsive, Voids and Planned Maintenance Repairs Service'*

##### 3.0 KEY ISSUES

- 3.1 On 27 June 2012 members of this committee approved:-

*That members award a 5 year with an option to extend for a further 3 years Housing Responsive Repairs, Out of Hours services, Voids and Planned Repairs contract to G Purchase Construction to commence 1 October 2012.*

- 3.2 At the community & Social Affairs Committee on 22 June 2016 members approved a slight extension of the current contract (until end of May 2018) to enable a pre-procurement work to be undertaken, a key feature being the development of a detailed Housing repairs Specification. Members also recommended that officers develop an approach to seek a long term partnering contract.

- 3.3 The specification has been developed and is attached as Appendix A.

3.4 This document identifies the key scope of the specification and requirements we will be seeking as part of the procurement process..

3.5 The key features of the specification include:

- New Housing Agenda
- Options Appraisal
- Direction going forward
- Key aspects of the specification
- Partnering approach
- Service requirements
- Method statements
- Procurement 'lean' CD approach

3.6 A presentation outlining this in more details is attached as Appendix B and will be presented to members at this committee.

3.7 Members of this committee are being asked to instruct officers to proceed with the Housing repairs procurement and also approved the Scope of the specification and requirements document attached as Appendix A which will form part of the Procurement documents.

### 3.8 Next Steps

The following next steps have been identified, subject to members approval of the recommendations:-

- .Appointment of Procurement consultant (this has already began and members will be verbally updated on this at the committee meeting)
- Develop the full Procurement Pack to include Evaluation criteria (overseen by the Task Group).
- Issues notice and agree relevant milestones as part of the procurement ( as agreed by the Task Group)

Task groups will be held at each critical stage to ensure officers receive the appropriate guidance and direction along the process.

A final report from the task group will be presented to members of this Committee for approval and award of contract.

## 4.0 **POLICY AND CORPORATE IMPLICATIONS**

4.1 To ensure that the Council fulfils it aims within the Housing Revenue Account Business Plan and Housing Strategy.

4.2 An effective, customer focused, good quality and value for money Housing repairs service, covers all of the Councils Corporate priorities around Place, People and an Agile Council

## 5.0 **FINANCIAL AND OTHER RESOURCE IMPLICATIONS**

5.1 The cost of developing and procuring a Housing Repairs Contract are met from the Housing Revenue Account and members of this committee will through the HRA budget

monitoring information be able to oversee the expenditure for this.

**6.0 LEGAL IMPLICATIONS/POWERS**

6.1 The current contract gives Melton Borough Council the authority to make this decision and the Solicitor to the Council is preparing the appropriate extension documents. There may be a requirement to use specialist legal advice due to the complexity of this type of contract.

**7.0 COMMUNITY SAFETY**

7.1 No direct implications have been identified relating to the recommendations in this report. However, part of the improvement plan and future discussions with bidders will relate to delivering positive outcomes for vulnerable tenants.

**8.0 EQUALITIES**

8.1 Equalities issues are central to the delivery of the Council's housing maintenance service. The Council will continue to work with Wates to ensure high standards of equality are maintained both in working with our tenants and the staff Wates employ. Within the contract specification there is a section regarding Equalities, which ensures the service is delivered in a way that does not directly or indirectly discriminate against any group.

**9.0 RISKS**

<b>L I K E L I H O O D</b>	<b>A</b>	<b>Very High</b>				
	<b>B</b>	<b>High</b>			3	
	<b>C</b>	<b>Significant</b>				
	<b>D</b>	<b>Low</b>		2	1,4,5	
	<b>E</b>	<b>Very Low</b>				
	<b>F</b>	<b>Almost Impossible</b>				
			<b>Negligible 1</b>	<b>Marginal 2</b>	<b>Critical 3</b>	<b>Catastrophic 4</b>

**IMPACT**

**10.0 CLIMATE CHANGE**

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

**11.0 CONSULTATION**

<b>Risk No</b>	<b>Risk Description</b>
1	Cannot agree terms for extension
2	Contractors performance deteriorates
3	The need to ensure adequate time is given to the preparatory process required. Leads to poor procurement planning
4	The process does not deliver an improved Housing repairs Service.
5	The time allowed for procurement is insufficient.

11.1 The Specification has been consulted on with management Team and the Housing Repairs Task group at their meeting of 9 December 2016..

## 12.0 **WARDS AFFECTED**

12.1 All

Contact Officer H Rai Head of Communities & neighbourhoods

Date: 23 January 2017

Appendices : Appendix A- Drat Specification  
Appendix B- Presentation.