

Minutes

Meeting name	Ad Hoc Place Committee
Date	Wednesday, 27 June 2018
Start time	6.30 pm
Venue	Parkside, Station Approach, Burton Street, Melton Mowbray, LE13 1GH

Present:

Chair Councillor M. Sheldon (Chair)

Councillors

A. Freer-Jones (Vice-Chair)	T. Beaken
M. Blase	G. Botterill
R. de Burle	L. Higgins
M. Glancy	J. Simpson
J. Illingworth	

Observers

Officers

Minute No.	Minute
11	<p>Apologies for Absence Apologies for absence were received from Councillor Hutchinson.</p>
12	<p>Minutes The minutes of the meeting held on 060618 were confirmed and authorised to be signed by the chair.</p>
13	<p>Declarations of interest Councillor de Burle notified the Committee that he chaired the working group responsible for the decision with regards to the housing repair contract on Item 4 of the agenda. The Director for Legal and Democratic Services confirmed that there was no requirement for Councillor de Burle to declare an interest on Item 4 of the agenda. There were no other declarations of interest.</p>
14	<p>Housing Repairs Contract Award The Interim Director of Growth and Regeneration submitted a report to seek approval to award the contract for responsive and void repairs to Council owned properties. Councillor de Burle introduced the report to the Committee and gave an overview of the journey to secure a new housing repairs and voids maintenance contract with an estimated value of £9m for maintaining the 1821 Council owned homes, over the next ten years. Councillor de Burle noted the complex, multifaceted nature of the process that was achieved by the working group consisting of: Council officers, the tenant's organisation TFEC, Members and consultants Fairthorne Farrel Timms (FFT), as well as the tenderers. It was noted that after receiving eleven applicants, three tenders were carried forward:</p> <ul style="list-style-type: none"> • Wates Living Spaces (current holder) • Jeakins Weir • Axis Europe Plc. <p>The successful candidate was determined using an OJEU compliant competitive procedure and the final assessment was split 50:50 between pricing and quality. Members were informed of the stages of the process:</p> <ol style="list-style-type: none"> 1. Senior teams from each supplier were invited to meet the working group for discussion and clarification of the contract requirements. 2. The working group visited each of the tenderers' central offices.

3. A panel consisting of Councillor Pearson, the Chair of TFEC, the Interim Housing and Commercial Asset Manager, the Maintenance Surveyor, the Customer Services Team Leader and the IT Manager met to mark the applicants' final submission statements.

Members were assured that the process had been very thorough and resulted in a clear leader; Axis Europe plc.

It was noted that the winner's bid modelled against the current year's budget of £712,890 produced an outturn figure of £631,500; an 11% reduction. Also, the new contract will reduce the current time for replacing a bathroom or kitchen from 25 days to 15 days which provides further savings.

The new contract commits to providing five additional benefits to the local community:

1. One new full time three year apprenticeship in each year of the contract.
2. Two further job opportunities per annum.
3. 90% of specialist work to be delivered through the local supply chain.
4. 1% of annual contract value to be given to local charities.
5. Additional training to support tenancy sustainment and reduce unemployment.

Councillor de Burle thanked FFT, TFEC, officers and Members for their excellent participation in awarding the new contract and proposed the recommendations within the report.

The Chair thanked everyone who participated in the process for their work.

A Member gave support for the focus on quality and asked what implications there are if quality isn't met.

The Interim Housing and Commercial Asset Manager noted that monthly monitoring of performance will be carried out in line with the Key Performance Indicator (KPI) handbook and that if the standard falls below a certain level of quality then the contract is at risk.

A Member noted that, after talking to the Corporate Director, it would be valuable to share the KPIs so that Members can see what a 'good' performance is.

The Interim Housing and Commercial Asset Manager noted that involvement from Members would be welcomed as well as involvement from TFEC after the award of the contract.

The Interim Director of Growth and Regeneration noted that Members will be able to review KPIs in two formats: committee agenda items and regular information submitted to the Policy Forum. Beyond that, Members could consider making additional arrangements to review performance.

The Chair noted that monthly updates will be helpful when approached by tenants.

A Member enquired what penalties there are for non-compliance and if there are financial implications that protect the Council.

Paul Smith from FFT confirmed that the KPIs are linked to termination. Due to legal reasons, penalties cannot be built into the contract however the contract does include damages.

The Chair sought a seconder.
All Members were in favour.

RESOLVED that

- 1) The Place Committee notes the procurement process followed by the Council under the direction of Welland Procurement Unit and considers the outcome of the processes as set out in the report.
- 2) On the basis of the evaluation results of the tenders received and summarised in Appendix A, the Place Committee awards the contract for responsive and void repairs to the preferred tenderer Axis Europe Plc. Commencing September 1st 2018 and for a duration of five years with the option to extend the contract for up to five further years, subject to performance in line with Key Performance Indicators established in the tender document.

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Housing Officer Resource Proposal

The Deputy Chief Executive submitted a report to the Place Committee to authorise the required Housing Revenue Account (HRA) funding for two Housing Officer posts within the Housing, Welfare and Safer Communities department. The Housing Officer resource was considered by the People Committee on 20th June 2018. The Place Committee has responsibility for the HRA, and is therefore required to authorise any new HRA expenditure.

The Interim Director of Growth and Regeneration noted that the proposed new officer posts would work proactively and build relationships with tenants and have a thorough understanding of our housing stock. The posts would be intensive and direct and would reduce the chance of tenants getting into problems such as arrears or health and safety risks because of the posts' relationship with tenants. It would also give the Council the resource to take robust action when necessary. The posts do incur expenditure on the HRA, however in the long term the positions will reduce expenditure.

A Member gave support of the proposed posts and building a stronger relationship with tenants by working proactively.

The Chair sought a proposer and seconder.
All Members were in favour.

RESOLVED that the Place Committee to approve the required HRA funding,

	facilitating the recruitment of two housing officers within the People and Communities directorate.
	<p>EXCLUSION OF THE PUBLIC</p> <p>The Chair asked that the Public be excluded during the consideration of the following item of business in accordance with Part 1 of Schedule 12A of the Local Government Act 1972 (Access to Information : Exempt Information) under paragraph(s) 3 & 5.</p>
16	<p>Skate Park Lease</p> <p>The Interim Director of Growth and Regeneration submitted a report to seek approval to execute a lease of the site at Prior Close where the skate park is located.</p> <p>RESOLVED that Members approve the recommendations within the report in addition to the amended recommendations proposed.</p>
17	<p>Urgent Business</p> <p>There was no urgent business.</p>

The meeting closed at: 7.20 pm

Chair

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