



Policy, Finance and Development Committee	Tuesday, 07 December 2021	Matter for Decision
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Report Title: **Procurement of Housing Repairs, Maintenance and Void Property Programme Contract**

Report Author(s): **Chris Eyre (Housing Manager)**

Purpose of Report:	This report seeks approval to commence the process of procuring an external contractor to deliver the housing repairs, maintenance, and void property programme.
Report Summary:	The report provides information on how the procurement of a contractor will be conducted.
Recommendation(s):	To approve the commencement of procuring a contractor to deliver the housing repairs, maintenance and void programme.
Senior Leadership, Head of Service, Manager, Officer and Other Contact(s):	<p>Anne Court (Chief Executive / Head of Paid Service) (0116) 257 2602 anne.court1@oadby-wigston.gov.uk</p> <p>Adrian Thorpe (Head of the Built Environment) (0116) 257 2645 adrian.thorpe@oadby-wigston.gov.uk</p> <p>Chris Eyre (Housing Manager) (0116) 257 2726 chris.Eyre@oadby-wigston.gov.uk</p>
Corporate Objectives:	Providing Excellent Services (CO3)
Vision and Values:	Accountability (V1) Innovation (V4) Customer Focus (V5)
Report Implications:-	
Legal:	There are no implications arising from this report.
Financial:	The implications are as set out at paragraph 1.3 of this report.
Corporate Risk Management:	Key Supplier / Partnership Failure (CR2) Regulatory Governance (CR6)
Equalities and Equalities Assessment (EA):	There are no implications arising from this report. EA not applicable
Human Rights:	There are no implications arising from this report.
Health and Safety:	There are no implications arising from this report.
Statutory Officers' Comments:-	

Head of Paid Service:	The report is satisfactory.
Chief Finance Officer:	The report is satisfactory.
Monitoring Officer:	The report is satisfactory.
Consultees:	None.
Background Papers:	None.
Appendices:	None.

1. Information

- 1.1 This report seeks approval to commence the process of procuring external contractors to deliver the Council's responsive repairs and maintenance, and void property programme connected with the management of the housing stock.
- 1.2 A responsive repair is any work required to a defective component of a building, to allow that component to work effectively, and which requires attention in the short term. Generally this will be an emergency (24 hour), urgent (7 days) or routine (28 days). A repair can be to rectify a defective component and may include the replacement of that component part, for example a tap, a door handle or a pane of glass.
- 1.3 The Council is required to enter into a Public Procurement exercise due to the value of the contract. The contract will be for a period of three years, with an option to extend an additional two years. The total value of the contract is £3.1million (£630,000 pa). This is funded through the Housing Revenue Account and the budget is calculated on an average number of housing repairs per year and the average cost of a housing repair
- 1.4 The Council's audit process has identified the need to ensure the service delivers value for money and to meet financial compliancy through the procurement of a contractor. In addition to this, the Council is required to demonstrate to tenants that value for money is achieved in the repair and maintenance of the homes it manages.
- 1.5 As a responsible landlord it is important that the Council demonstrates that it has vigorously explored and pursued the best services for our customers. The current arrangements present many issues for the management of the service and other more cost-effective options are available by procuring into one contract.
- 1.6 It is proposed the contract will be advertised openly and in line with Public Procurement Regulation. This will provide an opportunity for local based contractors to submit a bid to deliver the programme.
- 1.7 The bids will be evaluated on a quality and cost ratio (60% quality; 40% cost). This method of evaluation is standard approach to ensure a high standard of works and value for money.
- 1.8 The specification will also focus on how the contractor can deliver social value (including employment and environmental requirements), and will seek to identify how they will align with the corporate values accountability, innovation, and customer focus
- 1.9 The procurement of the contract will be carried out with our procurement partners Welland Procurement.