

Record of Decision taken by Executive Councillor

Decision title: Approval to award contract for external support for responsive repairs and major voids to HRA properties

Executive Councillor making the decision: Councillor Fran Smith (Portfolio Holder for Housing)

Author Contact Details: Ian Candlish, Assistant Director Housing Property

Date of Decision: 06/04/2022

Details of decision:

There is currently a requirement to provide external support to three elements of the Housing Property teams (HP) operations:

1. Multi-trade responsive repairs
2. The completion of major voids
3. Out of hours service support

A compliant procurement exercise has been undertaken, utilising a framework arrangement, and a contractor selected as the preferred bidder. The estimated total contract value is approximately £755,000 (2022-2023).

1. Multi-Trade Responsive Repairs

Due to general resourcing issues, compounded by the COVID crisis the HP team has faced a continual backlog of responsive repairs.

In June 2021 a short-term contract was awarded under a Fusion 21 Reactive Repairs and Maintenance Framework to MD Services to provide multi-trade support to help clear the post COVID backlog.

The ongoing requirement now necessitates a longer term arrangement to be put in place (initial 1 year contract, with a 1 year option to extend).

2. Major Voids

Again, due to general resourcing issues a number of external contractors have been used to undertake major voids.

Major voids are identified as voids having a minimum of two large elements that may require updating, namely a replacement bathroom, kitchen, heating or a complete rewire, or where other significant works are required such as the removal of asbestos located in a high traffic area. Each void includes additional works beyond the scope of the main replacement elements.

There is now a requirement to put in place a formal contract for external contractor support to undertake these works in place of the current interim arrangements.

3. Out of Hours Support

Similarly, resourcing issues have resulted in difficulty in ensuring sufficient coverage for the out of hours service. It has proved difficult to appoint an external contractor to undertake this service in isolation, and therefore the opportunity to include this in the award for the works above has been taken to incorporate this area in the overall contract award.

It is recommended that SWT awards a 12-month contract to MD Services Ltd to carry out the scope of works as set out above. To provide SWT with future flexibility the contract will have an option to extend for a further 12 months.

Reasons for proposed decision:

As the contract value for this work exceeds £500,000 pounds it is thus classified as a Key Decision for the Executive to award as it exceeds the thresholds in the SWT Constitution, thus requiring 28 days notification in the Executive Forward Plan (commencing 2/3/22). The Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012 sets out that a Key Decision is one which would result in the relevant local authority incurring expenditure which is, or the making of savings which are, significant having regard to the relevant local authority's budget for the service or function to which the decision relates.

The Leader of the Council can delegate the making of Executive Key Decisions to her Portfolio Holders or Officers as under Part 3 of the Constitution – Responsibility for Executive Functions - 3.1.5 – “The Leader shall determine how all executive powers shall be discharged. The Leader may: a) discharge any of those functions; or b) arrange for the discharge of any of those functions: i. by the Executive collectively, ii. by another member of the Executive, iii. by a committee of the Executive, or iv. by an officer of the Authority.”

Alternative funding options sourced:

N/A (approvals within HRA budget).

The below has been completed:	Name(s)	Date
Relevant councillor consulted	N/A	N/A
The following are if appropriate / applicable: Yes/No. If yes the implications should be attached to this decision notice.		
Finance implications	Funding for this work is included in the approved HRA budget for 2022/23.	February 2022
Legal implications	A formal contract will be entered into with the selected contractor.	

Links to corporate aims	Our Corporate Strategy 2020-2024, Strategic theme for Homes and Communities includes the outcome to provide 'A district which offers a choice of good quality homes for our residents, whatever their age and income, in communities where support is available for those who need it'.	
Climate and Sustainability implications	N/A	
Community Safety Implications	N/A	
Equalities Impact	N/A	
Safeguarding Implications		
Risk management	A compliant procurement exercise has been undertaken, and completion of works will ensure compliance with the Regulatory Standard.	
Partnership implications	N/A	

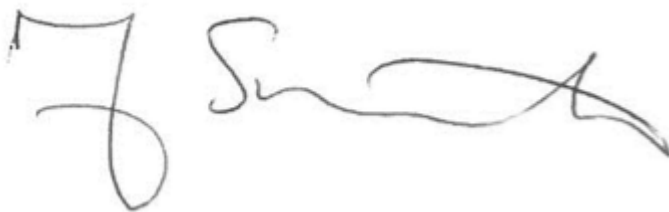
Any conflicts of interest declared by Leader or Executive Members consulted on the proposed decision. If Yes provide confirmation from Chief Executive to grant dispensation for the Leader's / Executive Member's views to be considered.

None.

Decision Maker

I am aware of the details of this decision(s), considered the reasons, options, representations and consultation responses and give my approval / agreement to its implementation.

Signed:



Name: Cllr Francesca Smith

Date: 06.04.22

Note – This decision record is for decisions taken by Executive Councillors. The decision(s) can be implemented following publication and the period for any call-in has expired.

Note: *A copy should also be sent to the Governance Team – governance@somersetwestandtaunton.gov.uk*