

Report to: **Housing Review Board**

Date of Meeting: 11 January 2018

Public Document: Yes

Exemption: None

Review date for release None

Agenda item: 10

Subject: **Proposal to extend the current Responsive Day to Day Repairs and Void Works to Council Housing Stock contract by a further 6 months with a revised end date of 31 January 2019.**

Purpose of report: To recommend that a further six month extension is awarded in order for the completion of the drafting a new specification and the procurement process to take place to secure future contracting arrangements for responsive repairs and void work to properties.

Recommendation: **To extend the current Responsive Day to Day Repairs and Void Work to Council Housing Stock contract for a further six months. The current contract is due to end in July 2018 so Members are asked to consider an extension until the end of January 2019.**

Reason for recommendation: To ensure that appropriate contracting arrangements are in place for all Day to Day responsive repairs and work we undertake to void properties prior to re-letting.

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Financial implications: All financial implications are considered within the body of the report.

Legal implications: The extension requested falls within the terms of the current contract and does not contradict procurement regulations, there are no other legal observations.

Equalities impact: Medium Impact
The repairs service must be open and accessible to all tenants.

Risk: Medium Risk
Not having sufficient contracting arrangements in place presents risks to management and maintenance of tenant's homes.

Links to background information: <http://eastdevon.gov.uk/media/1973368/combined-hrbagenda-120117.pdf> (item 14 and 15)
<http://eastdevon.gov.uk/media/2022994/combined-hrbagenda-090317.pdf> (item 11)
<http://eastdevon.gov.uk/media/2140883/combined-hrbagenda-150617.pdf> (item 9)



Link to Council Plan: Encouraging communities to be outstanding.

1. Background

- 1.1 In January 2017 the Housing Review Board considered a report on alternative methods for the delivery of the repairs and maintenance contract. In order to manage the procurement process the Board agreed an extension of the existing contracts with Skinners and MD until July 2018.
- 1.2 Since then the Board has received further reports on the progress being made to renew the contract and in September 2017 approved the appointment of procurement consultants to assist with drafting the specification for the contract and the tendering process.
- 1.3 Details on the appointment of the procurement consultants and progress on the procurement will be presented to the meeting.

2. Current position

- 2.1 At the June 2017 meeting the Board agreed to adopt the 'East Devon core repairs offer' as the way forward for the development of the repairs contract in the future, and the adoption of a price per property (PPP) and price per void (PPV) model going forward.
- 2.2 Part of the role of the procurement consultant will be to develop these models and assist us with the drafting of the specification for the new contract.
- 2.3 The time required to draft the specification and the procurement timeframe mean that we will not be able to have the new repairs contract in place by the time the current contracts with Skinner and MD finish in July 2018.
- 2.4 We are therefore requesting a further six month extension to these contracts to enable the work to be completed by January 2019 when the new repairs contract and successful contractor will be in place.
- 2.5 Under the current Responsive Day to Day Repairs and Void work to Council Housing contracts, we have the ability to extend the contract for a period of up to 2 years. Due to us already extending for 1 year we now propose extending this for a further 6 months.
- 2.6 Current Performance of the day to day contractors is being monitored as issues are currently arising in the West of the District. These issues are being discussed at Senior Management level and there is currently consideration being given as to whether a core group meeting is now appropriate in order to escalate the issues appropriately. We are due to brief the tenant repairs group at their next meeting and will keep the Board up to date with any significant developments.
- 2.7 It should be noted that there are currently no concerns with the performance of our East side contracts, Skinners.

3. Recommendation

- 3.1 Members are invited to approve a six month's extension to the current responsive day to day repairs and maintenance contract, which also covers work undertaken to prepare void properties for re-letting.

- 3.2 This additional time will allow us to draw up a robust and fit for purpose specification and complete the procurement work within the required timescales.
- 3.3 Performance will continue to be monitored closely through-out the extended six months with actions being taken to address any issues as and when necessary.