

London Borough of Hammersmith and Fulham Record of Cabinet Member Decision

The call-in has expired and this decision can be implemented.

- ❖ Draft Decision List published on: 30 August 2022
- ❖ Confirmed Decision List published on: 2 September 2022

1. **TITLE: Procurement Strategy for ad hoc complex void works and complex repairs to council housing stock**

2. **DECISION MADE BY:** Cabinet Member for Housing and Homelessness

3. **DECISION:**

1. That the Cabinet Member for Housing and Homelessness approves a Procurement Strategy for the procurement, as required, of suitable contracts to undertake ad hoc complex void works and complex repairs to housing properties. Each contract will be procured and awarded subject to budget availability with contracts having a maximum aggregated value of £2.5m.
2. To note that there are currently 24 properties requiring complex void works and complex repairs which will vary in scope but the aim will be to make them all available for letting by the end of the 2022/23 financial year. This will contribute to the target of reducing the proportion of void properties to no more than 1% of the stock.
3. To note further updates on progress will be provided to the Cabinet Member for Housing and Homelessness.

4. **REASON FOR DECISION:**

The decision above is required to initiate procurement processes for the projects and appoint contractors to carry out the works required.

An effective delivery vehicle is required to deal quickly with significant building defects when identified in housing properties. Such works are outside of the scope of the day-to-day repairs contracts. Approval of this procurement strategy will enable officers to quickly initiate tender processes for projects as they arise and appoint a contractor to carry out the works identified ensuring homes provide a safe and healthy environment for current and future households.

5. **ALTERNATIVE OPTIONS CONSIDERED:**

Option1 – Do Nothing. The works need to be done to ensure the Council meets its statutory obligations as a landlord to provide safe and affordable

housing and therefore doing nothing is not an option.

Option 2 – Use the council’s existing contract for capital responsive works. Whilst this option will continue to be considered this procurement strategy is proposing alternatives under certain circumstances. Use of the contract will be assessed on a case-by-case basis by senior managers within the repairs and capital delivery teams. Factors influencing each assessment will include contractor capacity or performance.

Option 3 – Carry out a tender process using an approved list of local suppliers. This is the preferred option for low and medium value contracts. A list of suitably experienced local suppliers will be sourced via the H&F Local Supply Chain Project. The pool is reviewed and refreshed on a regular basis.

Option 4 – Use existing South East Consortium (“SEC”) framework to award a contract following a mini-competition or direct award process. This is the preferred option for high value contracts. The SEC provides a selection of existing compliant frameworks and offers a quicker route to pre-selected suppliers already assessed as suitable for social housing providers. The Council has successfully procured several major refurbishment projects and fire safety schemes via the SEC in the last few years. Previous SEC mini-tender exercises have generated a good breadth of interest which has in turn allowed a robust analysis of mini-tenders to achieve and demonstrate value for money. The option to use the direct award process will be considered where appropriate.

6. **CONFLICTS OF INTEREST DECLARED AND DISPENSATIONS GRANTED:**

None

Date of Decision
29 August 2022