

## London Borough of Hammersmith and Fulham Record of Cabinet Member Decision

**The Decision below is subject to call-in which expires on: 8 October 2024 at 3pm**

- ❖ Draft Decision List published on: 3 October 2024
- ❖ Confirmed Decision List to be published on: 8 October 2024

1. **TITLE: Contract Award to Wates Property Services Limited for a borough-wide Responsive Repairs and Voids works**
2. **DECISION MADE BY:** Cabinet Member for Housing and Homelessness
3. **DECISION:**
  1. To approve the contract award of a repairs contract to Wates Property Services Ltd. This will be a three-year contract with a value of up to £28.43m. Contract commencement will be for Tuesday, 1 October 2024.
  2. To approve that the Strategic Director of Finance and Corporate Services, in consultation with the Assistant Director of Legal Services and the Assistant Director of Repairs be authorised to enter into agreements as necessary to bring the decisions in this report into effect.
  3. To approve the termination of the contracts (Lot 1 and Lot 2) Morgan Sindall responsive repairs contract on 30 September 2024.

### Information to note

4. Attached in **Appendix 3** is the outcome of the procurement process which is not for publication as it contains information relating to the financial or business affairs of any person (including the authority holding that information) as set out in paragraph 3 of Schedule 12A of the Local Government Act 1972 (as amended).
  5. The proposed contract to Wates Property Services Ltd is a value and time limited award to support the delivery of good quality repairs, voids and maintenance services for our HRA housing stock until 2027.
  6. It must be noted that no aged work in progress (WIP) or historical jobs will be passed over to Wates Property Services Ltd on 1 October 2024 and new repairs only will be issued.
4. **REASON FOR DECISION:**
    1. To continue sustained improvement of responsive repairs, relating to

general repairs, disrepair, and void works. This will offer stability to our residents and our homes.

2. To control the costs of the service through commercially astute application of contracts and negotiated agreements with contractors.

5. **ALTERNATIVE OPTIONS CONSIDERED:**

There were a range of procurement options available to procure providers of these works. They were as follows:

- Competitive tender
- Mini competition from a suitable framework or Dynamic Purchasing System (DPS) - preferred
- Direct award from a suitable framework

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

None

<b>Date of Decision</b>
01 October 2024