

London Borough of Hammersmith and Fulham Record of Cabinet Member Decision

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

- ❖ Draft Decision List published on: 4 July 2025
- ❖ Confirmed Decision List published on: 9 July 2025

1. **TITLE:** Procurement strategy for the award of contracts for the major refurbishment of various void and occupied street properties (Packages 3, 4 and 5)

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

3. **DECISION:**

1. To note that Appendices 1-3 are not for publication on the basis that they contain information relating to the financial or business affairs of any particular person (including the authority holding that information) as set out in paragraph 3 of Schedule 12A of the Local Government Act 1972 (as amended).
2. This report seeks approval of a Procurement Strategy for the direct award of two packages and a mini-competition for the third. Details of the properties are included in Exempt Appendix 2.
3. That Cabinet Member for Housing and Homelessness approves the procurement strategy proposing the use of the South East Consortium's (SEC) Internal and External Building Works framework (the "Framework") for the major refurbishment of specific void and occupied housing properties. The strategy proposes using a direct award procedure for Packages 4 and 5 and a mini competition for Package 3.
4. That the Cabinet Member for Housing and Homelessness approves the appointment of Greyline Group Ltd. via Lot 2 of the Framework and its direct award procedure, to undertake major refurbishment works to various void street properties (Package 4) for the sum detailed in Exempt Appendix 1. The project is expected to start on site in August 2025 with an estimated completion in March 2026.
5. That the Cabinet Member for Housing and Homelessness approves the contingency sum detailed in exempt Appendix 3 to deal with any unforeseen works that may arise during the delivery of Package 4.
6. That the Cabinet Member for Housing and Homelessness notes that separate award reports will be presented for Packages 3 and 5 for the approval of the Executive Director of Finance and Corporate Services in consultation with the Cabinet Member for Housing and Homelessness.

4. **REASON FOR DECISION:**

1. This procurement strategy is submitted for approval by the Cabinet Member, in accordance with paragraph 18 of Contract Standing Orders (CSOs).
2. A decision is required to progress the appointment of a successful contractor to carry out the works required in these properties.

5. **ALTERNATIVE OPTIONS CONSIDERED:**

3. **Option 1: Do Nothing – Not recommended**

The works need to be undertaken 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.

4. **Option 2: Deliver the supplies, services, and/or works in-house (make/buy decision) – Not recommended**

Due to the specialist nature of these works, the Council does not have the appropriate resource or capacity available in-house to deliver these works.

5. **Option 3: Use an existing contract, established by the Council to provide the works – Not recommended**

The Council's Responsive Capital contract is not an option. Some of the properties (Package 5) were previously the Responsive Capital supplier but have been returned unfinished. Officers have also considered utilising existing contracts procured to support the repairs service but there are commercial and delivery issues which preclude this as a viable option.

6. **Option 4: Undertake a fully regulated competitive and compliant procurement process, advertised to the market for each works package – Not recommended**

This would be a lengthy process as would require either a competitive flexible procedure, incorporating a selection stage to create a shortlist of eligible suppliers or need a series of procurements undertaken using the open procedure that may generate an unmanageable number of bids. This would not achieve the overriding aim of getting schemes to site as soon as possible and making empty properties available for letting in the shortest timeframe.

7. **Option 5: Procure using a compliant framework**

This is the recommended option. SEC provides a selection of compliant frameworks and offers a quicker route to pre-selected suppliers already assessed as suitable for social housing providers. The Council is a member of SEC and has successfully procured several major refurbishment projects and fire safety schemes via SEC in the last few years. Both the direct award and mini competition are compliant processes. The suppliers have been awarded a place on the Framework after a competitive process. A direct award is proposed for Packages 4 and 5 and a mini-competition for Package 3.

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

None.

Date of Decision
04 July 2025