

## 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: 29 September 2025
- Confirmed Decision List published on: 2 October 2025

1. **TITLE: Procurement Strategy and Contract Award for Energy Improvement Works Using Social Housing Fund Wave 3 Warm Homes**

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

3. **DECISION:**

1. Appendix 1 is not for publication on the basis that it contains information relating to the financial or business affairs of any particular person (including the authority holding that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. To approve a contract award to Preferred Supplier (Works) for the works element of the requirement, for a contract period of 3 years, for the Contract Value (Works). using Lot 10 of the Framework. We aim to incept the contract as soon as allowable.
3. To approve a contract award to the Preferred Supplier (Professional Services) for the professional services element of the requirement to provide principal designer services at preconstruction stage, for the Contract Value (Professional Services), using Lot 1 of the Hammersmith and Fulham Consultancy Framework.

4. **REASON FOR DECISION:**

To deliver Warm Homes fund to 305 Council's housing properties and meet the grant funding requirements to improve energy efficiency.

5. **ALTERNATIVE OPTIONS CONSIDERED:**

1. **Do nothing (business as usual) – Not recommended**

This option is not recommended as the Council cannot address the matters with its current suppliers due to either having reached the contract value or works were not in the original procurements.

2. **Deliver the supplies, services, and/or works in-house (make/buy**

**decision) – Not recommended**

The Council does not have the capacity, or skill sets in-house to deliver these works, so to fulfil our obligations, we need to procure the works, to be delivered by an external supplier.

**3. Undertake a full regulated competitive and compliant procurement process, advertised to the market – Not recommended**

It is recognised that a full regulated procurement process, advertised to the market would attract the widest competition and achieve value for money for the Council. The disadvantage to this approach for the energy efficiency improvement works, is the time it takes to procure. Competitive procurement can take between 10 and 16 months, which is not a timeframe we have available to us on this occasion, so an alternative compliant route to procure needs to be used.

**4. Procure using a suitable and compliant framework or Dynamic Purchasing System (DPS) – Recommended**

Similar to the full regulated procurement process, advertised to the market, the timescales associated with running a successful mini competition for these works are estimated between 6 and 12 months to complete, which is a not a timeframe we have available to us on this occasion. It is for this reason that a compliant direct award from a suitable and compliant framework is proposed to be the best option for the Council and its tenants.

5. In this instance, the Housing Repairs service urgently requires an accredited and competent supplier to survey and commence works in accordance with strict guideline set out in the grant. The first three options, as well as the mini competition have been precluded on the basis of the best course of action for our tenants and residents, and the time limitations in which we are operating to award the grant monies.
6. The preferred option therefore is to award from a suitable, compliant framework.

Please refer to the report for more details.

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

None.

Date of Decision
29 September 2025