

London Borough of Hammersmith and Fulham Record of Cabinet Member Decision

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

- Draft Decision List published on: 17 October 2025
- Confirmed Decision List published on: 22 October 2025

1. **TITLE: Extension of Contract for The Provision of Asbestos Removals and Remediation Works**

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

3. **DECISION:**

1. Approve the extension of the existing Asbestos removal and remediation contract for 24 months from Friday, 1 August 2025 to Saturday, 31 July 2027 with Cablesheer Limited.
2. Approve an increase in the contract value (for both initial contract period and extension period) from £1,382,341.33 to £1,820,963.33.

4. **REASON FOR DECISION:**

1. The Council has a legal obligation to ensure its properties are maintained and that any risks to health are being appropriately managed and actioned.
2. Consistent with other social landlords, the Council's assets still contain substantial asbestos containing materials. Survey records show that 87% of blocks (communal areas) and a considerable proportion of dwellings contain asbestos and all school buildings constructed prior to 2000 contain asbestos materials.
3. Whilst asbestos in good condition can remain in situ, the Council's active programme of upgrade and improvement works together with routine reactive repairs mean that there is an ongoing requirement for the removal of asbestos. Annual asbestos re-inspections to blocks and schools in line with the requirements of Regulation 4 of the Control of Asbestos Regulations 2012 also identify asbestos that requires removal or remediation.
4. The Council's Asbestos Management Plan details processes to be followed in the event of an emergency involving asbestos and these are incumbent on the response of the Licensed Asbestos Removal Contractor attending and making safe.
5. As asbestos removal and remediation is key to the operational processes of all workstreams it is important that this work is completed on time and to the required standards. Cablesheer Ltd. have provided a consistent and reliable service for both routine work and emergencies over the initial term of the contract.

6. The existing contract award was based on a competitive procurement process in line with the Public Contracts Regulations 2015. The Final Tenders received were evaluated by the Council's evaluation team against published evaluation criteria. As the Contractor recommended for appointment, Cablesheer Ltd. were identified as the most economically advantageous tenderer, having applied the evaluation criteria.
7. Reprocuring the asbestos removal and remediation contract with an alternative supplier is unlikely to result in cost savings or improvements in performance so the extension to the existing contract is recommended.

5. **ALTERNATIVE OPTIONS CONSIDERED:**

Please refer to the report.

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

None.

Date of Decision
17 October 2025