

London Borough of Hammersmith and Fulham Record of Officer Decision

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

- Draft Decision List published on: 6 February 2026
- Confirmed Decision List published on: 11 February 2026

1. **TITLE: Procurement Strategy and Award of Contract for Remedial Works to Walham Green Court Roof Areas, Parapets and Balconies**

2. **DECISION MADE BY:** Executive Director of Finance and Corporate Services

3. **DECISION:**

1. To note that Appendices 1, 2, and 3 are not for publication on the basis that they contain information relating to the financial or business affairs of any particular person (including the authority holding that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. That the Executive Director of Finance and Corporate Services, in consultation with the Cabinet Member for Housing and Homelessness approves the:
 - Procurement strategy proposing the use of the Framework for the remedial works to roof areas and balconies at Walham Green Court SW6.
 - Contract award to the Preferred Supplier identified in Appendix 1 (the "Preferred Supplier") via the Framework, to undertake remedial works to roof areas and balconies at 49-95 (odds), 50-108 (evens) 97-111 (odds), and 112-126 (evens) Walham Green Court SW6 for the Contract Award Value included in Appendix 1 (the "Contract Award Value"). The project is expected to start on site during February 2026 with an estimated completion in May 2026.
 - Contingency sum detailed in exempt Appendix 2 to deal with any unforeseen works that may arise during the delivery of the project.

4. **REASON FOR DECISION:**

1. This procurement strategy is submitted for approval by the Cabinet Member, in accordance with paragraph 18 of the Council's CSOs.
2. A decision is required to progress the appointment of a supplier to carry out the works required in these properties.

5. **ALTERNATIVE OPTIONS CONSIDERED:**

Option 1: Do Nothing – Not recommended

3. The works need to be undertaken to ensure the Council meets its statutory obligations as a landlord to provide safe and decent housing and therefore doing nothing is not an option.

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

4. 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.

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

5. The Council's Responsive Capital contract is not an option. 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.

Option 4: Undertake a fully regulated competitive and compliant procurement process, advertised to the market – Not recommended

6. It is recognised that a full regulated procurement process, advertised to the market would attract the widest competition and achieve the best value for money for the Council. However, the disadvantage to this approach is the time it takes to procure. Competitive procurement can take between 10 and 16 months, which is not a timeframe available on this occasion, as the works need to be undertaken as soon as possible to minimise damage caused by further water ingress, so an alternative compliant route to procure needs to be used.

Option 5: Procure using a compliant framework or Dynamic Purchasing System (DPS)

7. 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. The direct award procedure is a compliant process. The suppliers have been awarded a place on the Framework after a competitive process.

6. CONFLICTS OF INTEREST AND DISPENSATIONS GRANTED:

None.

Date of Decision
06 February 2026