


<p>London Borough of Hammersmith & Fulham</p> <p>CABINET</p> <p>15 JANUARY 2018</p>	
<p>CORPORATE PROPERTY SERVICES FRAMEWORK</p>	
<p>Report of the Cabinet Member for Finance – Councillor Max Smith</p>	
<p>Open report</p> <p>A separate report on the exempt part of the Cabinet agenda provides exempt financial information.</p>	
<p>Classification - For Decision Key Decision: Yes</p>	
<p>Wards Affected: All Wards</p>	
<p>Accountable Director: Maureen McDonald-Khan, Director for Building and Property Management</p>	
<p>Report Author: Nigel Brown, Head of Asset Strategy, and Portfolio Management</p>	<p>Contact Details: Nigel.brown@lbhf.gov.uk 02087532835</p>

1. EXECUTIVE SUMMARY

- 1.1. The Authority established and procured a Framework to commission property work for 8 lots in October 2013. The framework expired October 2017. There has been a review of the current framework to help inform the revisions to the next property framework to be procured immediately.
- This report is seeking permission to procure 6 lots on a framework for a wide range of property advice for LBHF assets. The areas of work on the framework will be Lot 1: General capital and rental valuations. Lot 2: Homebuy, variation of leases for loft conversion, basements, Reinstatement Cost Appraisal, and other associated transactions. Lot 3: Housing and development valuation appraisals, regeneration valuation advice, development advice and housing portfolio advice. Lot 4: Professional Consultancy: CPO: property advice (general): property advice for the Planning Department. Lot 5: Advertising Hoardings. Lot 6: Telecoms and ancillary advice.

2. RECOMMENDATIONS

- 2.1. To note that the Council's Business Plan 2018/2019 clearly outlines the administration's drive to better use of its property assets. A small internal team need to tap into key specialisms from the best external consultants and provide support to Regeneration and Housing programmes too.
- 2.2. To commence the re-procurement of the Council's Property Valuation Services Framework Agreement under 6 Lots defined as Lot 1. General capital and rental valuations (maximum 2 providers); Lot 2. Homebuy, variation of leases for loft conversion, basements, Reinstatement Cost Appraisal, and other associated transactions (maximum 4 providers); Lot 3. Housing and development valuation appraisals, regeneration valuation advice, development advice and housing portfolio advice (maximum 2 providers); Lot 4. Professional Consultancy: CPO: property advice (general): property advice for the Planning Department (maximum 6 providers); Lot 5. Advertising Hoardings (maximum 2 providers); and Lot 6. Property Digital income and ancillary advice (maximum 2 providers).
- 2.3. To procure suppliers onto the framework on a price/quality ratio of 50/50 using the Open Procedure.
- 2.4. To continue with the existing framework arrangements for limited period (until 1 May 2018) to allow the re-procurement to take place.

3. REASONS FOR DECISION

- 3.1. To comply with the law to ensure procurement rules are adhered to. The framework will be retendered, but as 6 rather than 8 lots. With the award of the new framework agreements in place by 1 May 2018.
- 3.2. It is not possible to extend the current framework agreement, but as an interim measure and to ensure continuity of service delivery it is proposed to continue to place orders with the existing providers until the new framework can be established.
- 3.3. Full details of the proposed procurement are set out in Appendix 1 (Procurement Strategy, contained in the exempt part of the Cabinet agenda).

4. INTRODUCTION AND BACKGROUND

- 4.1. See "Purpose" section of Procurement Strategy, Appendix 1, contained in the exempt part of the Cabinet agenda.

5. PROPOSAL AND ISSUES

- 5.1. Due to some slight delays in the retendering of the framework arrangements the Cabinet is asked to agree to the continued use of the lots within the existing framework agreement for a limited period to allow

the re-procurement to be completed and to allow mobilisation to commence too.

- 5.2. See sections “Purpose”, “Leadership & Ambition” and “Resources” in Procurement Strategy, Appendix 1, contained in the exempt part of the Cabinet agenda.

6. OPTIONS AND ANALYSIS OF OPTIONS

- 6.1. See 4. Options (make or buy) in the Procurement Strategy, Appendix 1, contained in the exempt part of the Cabinet agenda.

7. CONSULTATION

- 7.1. For stakeholder consultation see 3. Users section of Procurement Strategy, Appendix 1.
- 7.2. For market engagement see “Market & Commercials”

8. EQUALITY IMPLICATIONS

- 8.1. A completed Equality Impact Assessment must accompany where required. Any key/relevant equalities issues must be included here, in the body of the report.

9. LEGAL IMPLICATIONS

- 9.1. This section should include the legal power relevant to the proposal must be set out together with any future possible legal implications.
- 9.2. Implications verified/completed by: (David Walker, Principal Property Solicitor)

10. FINANCIAL AND RESOURCES IMPLICATIONS

- 10.1. The new framework will allow be structured so it will allow more than one provider in each Lot. There will provide greater competition and therefore increased value for money and quality will be possible with a wider set of suppliers, including local companies.
- 10.2. Implications verified/completed by: (Gary Hannaway, Head of Finance - TTS).

11. IMPLICATIONS FOR BUSINESS

- 11.1 See 8. Market & Commercials section in Procurement Strategy, Appendix1, contained in the exempt part of the Cabinet agenda.
- 11.2 The intended framework will attract local suppliers that will help support the local economy in the Borough.

12. RISK MANAGEMENT

- 12.1. See 7. Project Management section of Procurement Strategy, Appendix 1, contained in the exempt part of the Cabinet agenda.

13. COMMERCIAL AND PROCUREMENT IMPLICATIONS

- 13.1 Commercial and Procurement officers worked with Corporate Property Services in drafting this report and the Procurement Strategy (Appendix 1, contained in the exempt part of the Cabinet agenda). Consequently, their comments are contained within this document.
- 13.2 Implications verified/completed by: Alan Parry, Procurement Consultant. Telephone 020 8753 2581.

LOCAL GOVERNMENT ACT 2000 **LIST OF BACKGROUND PAPERS USED IN PREPARING THIS REPORT**

No.	Description of Background Papers	Name/Ext of holder of file/copy	Department/ Location
1.	None		

LIST OF APPENDICES:

Appendix 1 – Procurement Strategy for the retendering of the Property Services Framework Agreement – *contained in the exempt part of the Cabinet agenda.*