

Decisions taken by the Cabinet on Wednesday, 21 May 2025

Agenda Item No	Topic	Decision	Reasons	Alternative Options
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Part A – Items considered in public

A8	Housing procurement of HRA repairs and maintenance and compliance activities contracts	1. That it be agreed that a PA2023 2 stage procurement process for a 4+3 year contract is tendered for Repairs & Maintenance (R&M) Voids, Kitchens, Bathrooms and Decarbonisation.	There have been a number of contextual changes since the approach to the procurement of the repairs and maintenance contract of the Council's housing stock in November 2024. A review of the approach to achieve efficiency and enhanced customer satisfaction, the local government reorganisation proposals and the regulatory judgement made by the social housing regulator means a revised approach is required as recommended in this report. Report CAB3506 recommends a revised approach to the market that seeks to offer an attractive	Previous cabinet paper (CAB3463) presented to Cabinet Committee 20 November 2024 approving a Tier 1 approach is no longer a suitable approach due to the following changing factors: Local Government reorganisation Regulatory judgement by the social housing regulator and enhanced focus on compliance work and lack of sound data to drive the procurement process. Time limited to achieve go live of the 1 August 2026 provoking a change in procurement procedures in
		2. That the contract(s) for Gas and Electric Test/Inspect & to include repairs and replacement be procured via compliant and competitive procurement route(s); 4+3 year contract.		
		3. That the procurement via frameworks for		

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		<p>compliance activities include the following:</p> <ul style="list-style-type: none"> a. Asbestos services b. Heating services c. Electrical services d. Fire safety e. Water hygiene <p>4. That the evaluation models are based on 60% quality and 40% cost to ensure best value for residents and the council.</p>	<p>combination of work whilst separating out and maintaining enhanced control of compliance work. The Repair and maintenance contract will be offered via schedule of rates rather than cost of repair so as to enhance cost control and efficiency with administration streamlined into the contractor to reduce duplication.</p> <p>The compliance work will be separated and offered via framework contracts to enhance control. Lastly, it is proposed to reduce the contract duration and build in extensions so that an opportunity exists for the new Unitary Council to consider using or changing contract arrangements in the future.</p>	<p>accordance with the new Procurement Act 2023 (PA23) as opposed to the previous longer competitive dialogue route.</p>

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			The new approach will be conducted under the new Procurement Act (PA) 2023 procedures so as to ensure a go live date of August 2026.	
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