

EXETER CITY COUNCIL

SCRUTINY COMMITTEE – COMMUNITY 10 MARCH 2009

RE-TENDERING OF THE HOUSING RESPONSIVE MAINTENANCE CONTRACTS

1. PURPOSE OF THE REPORT

- 1.1 To inform Members of the current timetable for the re-tendering the housing responsive maintenance contracts and seek Member nominations onto the project group.

2. INTRODUCTION

- 2.1 The Council's Housing Services Unit undertakes approximately 14,000 responsive repair jobs to its 5000 properties each year. The responsive maintenance budget totals over £3.1 million. This includes general building works, void repairs, gas and electrical reactive repairs and gas servicing work.
- 2.2 The existing responsive maintenance contracts are due to expire in October 2010 therefore the Council is commencing a full options appraisal to establish a strategy for packaging and tendering this work. The process requires all options to be explored and fully appraised. It will also need to take account of current standards being achieved across the industry and the best practice employed to provide a first class responsive repairs services.
- 2.3 To assist in this process the Council is engaging specialist consultants with extensive knowledge and expertise in this field who will be able to advise and guide us through the process and provide a range of information from across the sector.
- 2.4 The timetable for this project is tight. The procurement strategy will need to be reported to Scrutiny-Community and the Executive in June of this year in order for the overall timetable to be achieved. The full project timetable is attached as Appendix I.
- 2.5 To assist in this process it is essential that our tenants and leaseholders are represented on the project team. However, it is also proposed that the project team should include Members. Therefore it is suggested that the Portfolio Holder for Housing and Social Inclusion will be part of this team together with two members from this committee. It is anticipated that the likely time commitment for the option appraisal part of the process will be two or three meetings (taking place at the Civic Centre during office hours) with more meetings to be arranged once the tender evaluation stage has been reached at the end of the year.

3. RECOMMENDED - that Scrutiny Committee – Community:

- 1) Notes the report and the project timetable
- 2) Nominates two members of the committee to sit on the project group

HEAD OF HOUSING SERVICES

S:PA/LP/Committee/309SCC15
24.2.09

COMMUNITY & ENVIRONMENT DIRECTORATE

Local Government (Access to Information) Act 1985 (as amended)
Background papers used in compiling this report: