



**Brighton & Hove
City Council**

HOUSING & NEW HOMES COMMITTEE ADDENDUM

GROUP AMENDMENTS

4.00PM, WEDNESDAY, 26 SEPTEMBER 2018

COUNCIL CHAMBER - BRIGHTON TOWN HALL

ADDENDUM

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| 33 | THE FUTURE DELIVERY OF RESPONSIVE REPAIRS AND EMPTY PROPERTY REFURBISHMENTS, PLANNED MAINTENANCE AND IMPROVEMENT PROGRAMMES AND MAJOR CAPITAL PROJECTS TO COUNCIL HOUSING STOCK | 5 – 10 |
| | (1) Amendment from the Conservative Group. Proposed by Councillor Mears (copy attached). | |
| | (2) Amendment from the Green Group. Proposed by Councillor Gibson (copy attached). | |

**THE FUTURE DELIVERY OF RESPONSIVE REPAIRS AND EMPTY
PROPERTY REFURBISHMENTS, PLANNED MAINTENANCE AND
IMPROVEMENT PROGRAMMES AND MAJOR CAPITAL
PROJECTS TO COUNCIL HOUSING STOCK**

CONSERVATIVE GROUP AMENDMENT

To add amend recommendations 2.2 and 2.3 as shown in ***bold italics*** below.

RECOMMENDATIONS

That Housing & New Homes Committee recommends to Policy, Resources & Growth Committee that it:

Customer service and quality assurance

- 2.1 Agrees that the customer service and quality assurance services are brought in-house and delivered by the council following the expiry of the current contractual arrangements;

Responsive repairs and empty property refurbishments

- 2.2 ~~Agrees that responsive repairs and empty property refurbishments works to council housing stock are brought in-house and delivered by the council following the expiry of the current contractual arrangements;~~ ***Approves the procurement of one contract for the provision of responsive repairs and empty property refurbishment works to council housing stock with a term of five years and the option to extend for up to a further two years.***
- 2.3 ~~Approves a 'set up and mobilisation' budget of £0.112m for 2018/19 funded by an in-year virement transferring this budget from the capital financing costs budget in the Housing Revenue Account (HRA) and the creation of an earmarked 'set up and mobilisation' reserve of £0.982m for use in 2019/20 funded from HRA general reserves; That the agreed allocation of funding as shown in Appendices 3 and 4 be approved for inclusion within the council's Capital Investment Programme 2018/19;~~ ***That funds (£1.094m) previously earmarked for set up and mobilisation of an in-house service are spent on purchasing or developing additional council housing stock to be rented at social or living rent levels in the financial year 2019/20. And that the ongoing revenue savings of £0.618m by taking the decision at 2.2 are spent year on year on increasing the Estates Development Budget and the proposed in-house clerk of works and surveyor service so the team has sufficient capacity to check the work undertaken.***

Proposed by: Cllr Mary Mears

Seconded by: Cllr Dawn Barnett

Recommendations if carried to read:

Customer service and quality assurance

- 2.1 Agrees that the customer service and quality assurance services are brought in-house and delivered by the council following the expiry of the current contractual arrangements;

Responsive repairs and empty property refurbishments

- 2.2 Approves the procurement of one contract for the provision of responsive repairs and empty property refurbishment works to council housing stock with a term of five years and the option to extend for up to a further two years.
- 2.3 That funds (£1.094m) previously earmarked for set up and mobilisation of an in-house service are spent on purchasing or developing additional council housing stock to be rented at social or living rent levels in the financial year 2019/20. And that the ongoing revenue savings of £0.618m by taking the decision at 2.2 are spent year on year on increasing the Estates Development Budget and the proposed in-house clerk of works and surveyor service so the team has sufficient capacity to check the work undertaken.

Planned maintenance and improvement programmes

- 2.4 Approves the procurement of at least one contract for the provision of planned maintenance and improvement programmes to council housing stock with a term of five years with the option to extend for up to a further two years;

Major capital projects

- 2.5 Approves the procurement of a multi-contractor framework agreement for major capital projects with a term of four years;

Specialist works

- 2.6 Notes that the specialist works will continue to be delivered through individual contracts, with reports coming back to committee for authority to procure and award such contracts if required in accordance with the council's Constitution;

Delegation

- 2.7 Grants delegated authority to the Executive Director Neighbourhoods, Communities & Housing to:
- (i) commence the procurements and award the contracts required to implement the recommendations;
 - (ii) use the 'set-up and mobilisation' budget to create and appoint to new roles to enable these recommendations to be delivered;
 - (iii) award call-off contracts under the major capital projects framework agreement; and
 - (iv) take any other steps necessary to implement the recommendations in this report.

**THE FUTURE DELIVERY OF RESPONSIVE REPAIRS AND EMPTY
PROPERTY REFURBISHMENTS, PLANNED MAINTENANCE AND
IMPROVEMENT PROGRAMMES AND MAJOR CAPITAL
PROJECTS TO COUNCIL HOUSING STOCK**

GREEN GROUP AMENDMENT

To amend the recommendation 2.4 as shown below in ***bold italics***

Planned maintenance and improvement programmes

- 2.4 (i) Approves the procurement of at least one contract for the provision of planned maintenance and improvement programmes (***excluding kitchen and bathroom replacement programmes***) to council housing stock with a term of five years with the option to extend for up to a further two years;
- (ii) ***Approves the procurement of one contract for kitchen and bathroom replacement programmes to council housing stock with a term of three years;***
- (iii) ***Notes that a report considering the business case for the in-house delivery of bathroom and kitchen replacement programmes to council housing stock will be brought back to committee for a decision prior to the end of the three year contract.***

To add recommendation 2.8, as shown below in ***bold italics***

- 2.8 Affirms its intention to review whether further elements of the services and works may be brought in-house in such a way that any timescales would ensure thorough preparation and a smooth transition.***

Proposed by: Cllr Gibson

Seconded by: Cllr Druitt

Recommendations if carried to read:

That Housing & New Homes Committee recommends to Policy, Resources & Growth Committee that it:

Customer service and quality assurance

- 2.1 Agrees that the customer service and quality assurance services are brought in-house and delivered by the council following the expiry of the current

contractual arrangements;

Responsive repairs and empty property refurbishments

- 2.2 Agrees that responsive repairs and empty property refurbishments works to council housing stock are brought in-house and delivered by the council following the expiry of the current contractual arrangements;
- 2.3 Approves a 'set-up and mobilisation' budget of £0.112m for 2018/19 funded by an in-year virement transferring this budget from the capital financing costs budget in the Housing Revenue Account (HRA) and the creation of an earmarked 'set up and mobilisation' reserve of £0.982m for use in 2019/20 funded from HRA general reserves;

Planned maintenance and improvement programmes

- 2.4 (i) Approves the procurement of at least one contract for the provision of planned maintenance and improvement programmes (excluding kitchen and bathroom replacement programmes) to council housing stock with a term of five years with the option to extend for up to a further two years;
- (ii) Approves the procurement of one contract for kitchen and bathroom replacement programmes to council housing stock with a term of three years;
- (iii) Notes that a report considering the business case for the in-house delivery of bathroom and kitchen replacement programmes to council housing stock will be brought back to committee for a decision prior to the end of the three year contract.

Major capital projects

- 2.5 Approves the procurement of a multi- contractor framework agreement for major capital projects with a term of four years;

Specialist works

- 2.6 Notes that the specialist works will continue to be delivered through individual contracts, with reports coming back to committee for authority to procure and award such contracts if required in accordance with the council's Constitution;

Delegation

- 2.7 Grants delegated authority to the Executive Director Neighbourhoods, Communities & Housing to:
- (i) commence the procurements and award the contracts required to

- implement the recommendations;
- (ii) use the 'set-up and mobilisation' budget to create and appoint to new roles to enable these recommendations to be delivered;
- (iii) award call-off contracts under the major capital projects framework agreement; and
- (iv) take any other steps necessary to implement the recommendations in this report.

2.8 Affirms its intention to review whether further elements of the services and works may be brought in-house in such a way that any timescales would ensure thorough preparation and a smooth transition.

