

Decision No: CAB –

Forward Plan No:

This record relates to Agenda Item 254 on the agenda for the Decision-Making

RECORD OF CABINET DECISION

DECISION-MAKER:	CABINET
PORTFOLIO AREA:	RESOURCES
SUBJECT:	PROVISION OF THE BUILDING MAINTENANCE CONSULTANCY SERVICES CONTRACT FOR EDUCATION & SOCIAL CARE PREMISES
AUTHOR:	ANGELA DYMOTT

THE DECISION

- (1) That the Strategic Director; Resources be authorised to bring the provision of the building maintenance consultancy services for education & social care premises in-house at the expiry of the Contract with NPS. The advantages of this service provision approach are set out at paragraph 3.8 of the report.

REASON FOR THE DECISION

To review the service delivery options for the building maintenance consultancy services for the education and social care portfolios to enable Cabinet to take an informed decision on the future provision of these services. An opportunity exists to bring these services in-house at the end of the currently out-sourced Contract. This has the potential to result in savings and to increase the council's in-house building related consultancy service provision, expertise and skill base available to Heads of Delivery, Commissioners and other partners.

The advantages of providing these services in-house are detailed in Section 3.8 but in summary will ensure that services such as the current in-house helpdesk and term maintenance monitoring arrangements are not unnecessarily duplicated and are provided consistently across our property portfolios. The anticipated increase in internal fee generation can be partially re-invested in supporting our Corporate Landlord model with the balance supporting the Council's budget.

DETAILS OF ANY ALTERNATIVE OPTIONS

Re-Procure the Full Contract

The Contract could be re-procured in full. However this would prevent us from taking full advantage of economies of scale when re-tendering our term maintenance contracts and would result in a duplication of services (e.g. the helpdesk and contract monitoring) with no savings achieved.

6.2 Re-Procure Parts of the Contract

Alternatively parts of the service could be re-tendered or procured separately.

Due to Property & Design already establishing an in-house helpdesk and procuring reactive maintenance contractor arrangements it would not be cost effective to duplicate these services and appoint a consultant to carry out the same function.

Similarly our in-house mechanical and electrical team already procure term maintenance contracts and monitor statutory compliance to our other corporate buildings.

Consultancy services related to our planned maintenance work programmes for education and social care premises could continue to be outsourced either through a single consultant as now or using a framework of consultants. However there is an advantage of keeping the reactive, term and planned maintenance under one management to prevent duplication and for feedback from the reactive and term servicing to inform future planned programmes. For this reason it is recommended that the whole service is maintained as one and brought in-house with the consequent savings identified in 3.6 above.

Larger planned maintenance work is the most attractive to external consultants as there is often little difference in the cost of their resources to manage a £100,000 project as there is for a £10,000 project although at an average 10% fee the difference in income could be £9,000. Bringing this service in-house would ensure that the council gains the benefit of this additional fee income.

If the service provision is to be re-procured then, depending upon the value of the services, the Public Contracts Regulations 2006 may apply to the re-procurement. If the Regulations apply, the Council will need to follow a full OJEU process to appoint a contractor which usually takes approximately nine months

OTHER RELEVANT MATTERS CONCERNING THE DECISION

None

CONFLICTS OF INTEREST

CONFIRMED AS A TRUE RECORD:

We certify that the decision this document records was made in accordance with the Local Authorities (Executive Arrangements) (Access to Information) (England) Regulations 2000 and is a true and accurate record of that decision

Date:

19 April 2012

Decision Maker:

Councillor Bill Randall
Leader of the Council

Signed:



Proper Officer:

19 April 2012

Mark Wall, Head of Democratic Services

Signed:



SCRUTINY

Note: This decision will come into force at the expiry of 5 working days from the date of the meeting at which the decision was taken subject to any requirement for earlier implementation of the decision.

Call-In Period 19 – 26 April 2012

Date of Call-in

Call-in Procedure completed

Call-in heard by

Results of Call-in