

EXTRACT FROM THE PROCEEDINGS OF THE HOUSING MANAGEMENT CONSULTATIVE COMMITTEE MEETING HELD ON THE 22 JUNE 2009

Subject:	Housing Management Repairs, Refurbishment and Improvement Strategic Partnership Procurement Recommendations Report		
Date of Meeting:	9 July 2009		
Report of:	Acting Director of Strategy & Governance		
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Wards Affected:	All		

FOR GENERAL RELEASE**HOUSING MANAGEMENT CONSULTATIVE COMMITTEE****3.00PM 22 JUNE 2009****COUNCIL CHAMBER
HOVE TOWN HALL****DRAFT MINUTES**

Present: Councillors Caulfield (Chairman); Barnett, Carden, Fryer, Mears, Pidgeon, Simpson (Opposition Spokesperson), Wells and Randall

Tenant Representatives: Muriel Briault (Leaseholder Action Group), Chris El-Shabba (Brighton East Area Housing Management Panel), Stewart Gover (North & East Area Housing Management Panel), Sue Hansen (Tenant Disability Network), Ted Harman (Brighton East Area Housing Management Panel), Chris Kift (Central Area Housing Management Panel), John Melson (Hi Rise Action Group), Beryl Snelling (Central Area Housing Management Panel) and Tom Whiting (Sheltered Housing Action Group)

10 HOUSING REPAIRS REFURBISHMENT AND IMPROVEMENT STRATEGIC PARTNERSHIP RECOMMENDATIONS REPORT

10.1 The Committee considered a report of the Director of Adult Social Care & Housing that detailed the procurement process and outcome for a 10 Year Housing Repairs, Refurbishment and Improvement Strategic Partnership and sought approval to award the contract (for copy see minute book).

10.2 The Chairman invited the Asset Management Panel to give a presentation to the Committee on their involvement in the evaluation of the submitted bids.

- 10.3 Councillor Mears clarified that she has no connection with the company Mears Limited.
- 10.4 John Melson commented that the evaluation of bidders should include the conduct of the workmen on site and noted that he had recently witnessed some scaffolders shouting and using offensive language.
- 10.5 Councillor Randall thanked the Panel for their thorough presentation. He noted that there was some still dispute regarding the transfer of staff and asked to be kept informed on this issue. He also suggested that, as a highly important issue and the Council's largest piece of contract work, this decision should go before full Council for consideration, rather than Cabinet.
- 10.6 Stewart Gover congratulated Mears Limited on having built a successful company and, on behalf of the North Area, gave his support for the assessment process and for the recommendation for Mears Limited as the preferred bidder. He also noted that Mears Limited do not employ scaffolders.
- 10.7 Councillor Wells commented that Mears Limited had a proven track record on working in partnership with the Council. He stated that he was impressed by the company's community regeneration work such as the recruitment of apprentices. He thanked officers and the Asset Management Panel for their work on this item.
- 10.8 Councillor Simpson noted that this issue was of huge long-term importance to the Council and fundamental to wellbeing of tenants and congratulated the Asset Management Panel on their hard work. She expressed disappointment that the in-house option had not been successful and expressed concern regarding the TUPE transfer of staff, noting that this must be managed in a sensitive and supportive manner.
- Councillor Simpson went on to comment that the performance of Mears Limited had not always been excellent but that it had improved greatly over the last 12 months. She was pleased to note that the company was proposing to introduce 5 posts for Clerks of Works. She concluded that standards must be maintained over the 10 year term of the contract to ensure a quality service for tenants and value for money for the Council.
- 10.9 Councillor Mears highlighted the importance of the contents and wording of the final contract with the approved partner, including effective break clauses and penalties, to ensure that the Council is in a positive position to maintain continuity in the standard of service for tenant's homes.
- 10.10 John Melson commented that he had no objection to the noise made by workmen but rather the content of their language. He noted that Asset Management Panel had done a very good job in their assessment of the bidders but asked that the Council work to ensure that the approved partner does not become complacent with time. He also commented that he did not think it was necessary for the decision to be put to full Council.
- 10.11 Councillor Fryer reiterated Councillor Randall's suggestion that the recommendation be put to full Council to strengthen the decision. She also expressed disappointment that the in house bidders had not been successful.

10.12 **RESOLVED** – That, having considered the information and the reasons set out in the report, the Housing Management Consultative Committee accepted the following recommendation:

That Housing Management Consultative Committee recommend to Cabinet to:

- (1) Approve the selection of Mears Limited for the Repairs, Refurbishment and Improvement Strategic Partnership contract covering the whole city.
- (2) Authorise the Director of Adult Social Care & Housing in consultation with the Director of Finance & Resources and Cabinet Member for Housing to develop and implement a partnering contract over time to deliver the target pricing framework as outlined in 3.11.4-3.11.9 of this report.
- (3) Authorise the Director of Adult Social Care & Housing in consultation with the Cabinet Member for Housing to take all steps necessary or incidental to the implementation of recommendations 2.1 and 2.2 including those necessary to effect the commencement of this contract on 1 April 2010, to run for up to ten years, and any staffing issues associated with the proposals.

