

 *Housing Strategy 2008-2013:  
healthy homes, healthy lives, healthy city*

## Housing Procurement Progress Report

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### Why a revised procurement strategy?

Post ballot strategy to fund investment gap to achieve the Decent Homes Standard and other works required to the stock:

- Procurement strategy to maximise efficiencies from modern, long term partnering agreements for the maintenance and improvement of the council housing stock
- Asset management plan, including new Local Delivery Vehicle to raise investment for council tenants' homes

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### Current procurement arrangements

- Capital contracts tendered annually with specified supply chains
  - annual tendering costly and inefficient
  - no incentive for contractors to invest in additional benefits
  - no access to contractors' own, cheaper supply chains
- 2 responsive and empty properties repairs partnering contracts of 5 years
- 2 gas installation and maintenance contracts for 5 years
- Ad hoc repairs to services such as lightning conductors and water tanks

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### Aims of revised procurement strategy

- To tender both capital and revenue works as 10 year long term partnering agreements covering
  - capital repairs and improvements
  - responsive repairs
  - planned maintenance
  - associated works
- To get the maximum efficiency and value for money by fully developing long term partnering agreements
- To reduce overheads and direct costs
- To achieve economies of scale
- To save an estimated £156 million over 30 years

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### Aims of revised procurement strategy cont.

- Tenants at heart of maintenance and improvement work
- Proactive, planned service based on good asset management data incorporating tenants' aspirations
- Capital works programme prioritised to meet as far as possible, Decent Homes, Housing Health & Safety Ratings System, sustainability targets and tenant priorities
- 3\* Audit Commission rating with excellent prospects for improvement
- Zero defects/right first time
- Additional benefits and improved contract management

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### Tenant consultation and necessary approvals

- Procurement strategy approved by:
  - Housing Management Sub-Committee - 10 March 2008
  - Housing Committee - 27 March 2008
  - Policy & Resources Committee - 3 April 2008
- Homeing In Repairs & Maintenance* Special May 2008 and update September 2008

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### Where are we up to now?

Asset Management Panel including 12 tenants and leaseholders has been meeting regularly

Constructors' Pre-Qualification Questionnaires (PQQs) being evaluated

Invitation to tender (ITT) being prepared

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### What is the timetable?

Invitation to tender (ITT) to be sent to shortlisted constructors in December 2008

Tenders to be evaluated January to April 2009

Aim to award contracts in May 2009

Then preparation and mobilisation period, including training, new IT

Contracts to start on site April 2010

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