

Waverley Borough Council

Report to: EXECUTIVE CO PORTFOLIO HOLDER FOR HOUSING DECISIONS
and EWG: LSAB

Date: 29 February 2024

Ward(s) affected: ALL

Report of Director: Community Wellbeing

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Report Status: Open

Key Decision: Yes

HRA Planned Works: External Decorations and Roofline Works Contract Extension

1. Executive Summary

The report outlines the request to enter into an extension period of the existing planned works contract for external redecorations and roofline works, with Ian Williams (Planned) from April 2024 to March 2025.

2. Recommendation to Executive

That the Executive Co-Portfolio Holder for Housing (Operations and Services) approves:

- an extension to the current Ian Williams (Planned) contract by one year (terms and conditions to remain the same) for planned external redecoration and roofline replacement works.

3. Reason(s) for Recommendation:

Waverley have a duty to ensure that the condition of the external fabric of council homes are maintained to a reasonable standard, to ensure that the components maintain performance and are not subject to premature failure.

Cyclical maintenance, including external redecorations and roofline replacement works; are typically included in our annual budgets and asset management strategy.

Ian Williams Limited (Planned) currently supply external redecoration and roofline replacement services to Waverley via a measured term contract, which commenced in April 2019, and was procured on a '5+1+1+1+1+1' year term.

Waverley have developed a good working relationship with the incumbent contractor, Ian Williams (Planned). The quality of the product delivered on-site has been consistent and reasonable over the last few years. Ian Williams (Planned) are providing a good service and value for money.

The Planed Works Team recommend extending this current arrangement for an additional year, until March 2025. This option provides Waverley with the time to procure replacement contracts as well as releasing resources to complete other high-priority procurement workloads.

4. Exemption from publication - No

5. Purpose of Report

The current contract ends in March 2024 unless the contract is formally extended. The contract was designed with an extension clause, in accordance with the contract terms and the initial procurement process.

Therefore, agreement is sought to extend the current contract with Ian Williams (Planned) for an additional one year period – April 2024 to March 2025 (as per contract terms allow) to continue to carry out planned external redecorations and roofline replacement works on a rolling programme basis.

6. Strategic Priorities

The report supports the Council's Corporate Commitment to promote *"good quality housing for all income levels and age groups"* and aims to *"be the best council landlord in the southeast and to be acknowledged so by our tenants"*.

7. Background

The Planned Works Team have developed a good working relationship with the incumbent contractor, Ian Williams (Planned), and the quality of the product delivered on-site has been consistent.

The team are currently on target to complete the following by the end of FY 23/24, to a good standard:

- External Redecorations to about 290 houses and 6 flat blocks containing 26 flats, at a cost of about £375k.
- Roofline Replacement Works to about 20 house and 14 flat blocks containing 72 flats, at a cost of about £250k.

8. Consultations

Tenant Satisfaction Surveys. Landlord Services Advisory Board.

9. Key Risks

The current contract will end in March 2024 unless extended. If the contract ends, then no programmed external redecorations or roofline replacement works will be carried out in FY 2024/25, to the detriment of the housing stock.

10. Financial Implications

The budget FY 2024/25 is currently awaiting final approval, which is due in February 2024.

The proposed budgets for FY 2024/25 are £390k for external redecorations and £90k for roofline replacements. These budgets would enable similar completion results to last years, as listed above, for external redecoration works; however, with a reduced roofline budget, targeted projects would be selected by priority.

11. Legal Implications

Legal advice was sought in this matter and Andrew Ogalo, Contracts and Procurement Solicitor (Interim) provided this advice. Confirming that the original 5-year contract/framework agreement, that commenced on 1st April 2019, and runs until April 2024, can be extended, on a yearly basis, for up to five further years (i.e. 1+1+1+1+1).

12. Human Resource Implications - None

13. Equality and Diversity Implications - None

14. Climate Change/Sustainability Implications

Ian Williams (Planned) operate a waste management system to ensure that materials removed from site are recycled and disposed of in an environmentally friendly way, whenever possible.

15. Summary of Options

No other reasonable options are currently available or viable, to ensure that these workstreams continue in FY 2024/25.

16. Conclusion

It is recommended that the current Ian Williams (Planned) contract for External Redecorations and Roofline Replacement Works, is extended by one year (from April 2024 until March 2025), to ensure that all identified works are completed as planned.

This extension will provide value for money, ensure consistent quality utilising a contractor with a proven track record, whilst allowing longer term contracts to be procured.

Please ensure the following service areas have signed off your report. Please complete this box, and do not delete.

Service	Sign off date
Finance / S.151 Officer	22/01/2024
Legal / Governance	17/01/2024
HR	-
Equalities	-
Lead Councillor	6 February 2024
CMB	31 January 2024
Executive Briefing/Liaison	6 February 2024
Committee Services	