

To: Executive  
25<sup>th</sup> January 2022

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**STRATEGIC PROCUREMENT PLAN FOR:**  
**Temporary Accommodation Housing Compliance, Void and Reactive Maintenance Contract**  
**Executive Director of People**

**1 Purpose of Report**

- 1.1 To approve the Procurement Plan for the procurement of a Reactive Maintenance Contractor to provide a 24-hour service for the Temporary Accommodation Housing, Compliance, void and reactive maintenance contract.

**2 Recommendation(s)**

- 2.1 That the Procurement Plan for the appointment of a contractor to provide a Temporary Accommodation housing Compliance, void and reactive maintenance contract is approved.
- 2.2 That the Executive is asked to delegate the award of the contract to the Executive Member for Adult Services, Health and Housing

**3 Reasons for Recommendation(S)**

- 3.1 There is a requirement of the Council's Contract Standing Orders that any contracts in excess of £189k (for goods and services) are required to go to a formal tendering process to ensure value for money and compliance with legislation.
- 3.2 To ensure that the Council has an effective and reliable contractor in place to deal with any compliance, void and reactive maintenance issues that may arise.
- 3.3 Failure to do so could result in costly implications for the Council and could also impact on the services we are able to offer our tenants within the temporary accommodation portfolio of buildings.

**4 Alternative Options Considered**

- 4.1 One alternative option considered was a contractor framework for reactive maintenance consisting of local small to medium sized building contractors. However, the management of the frameworks (i.e. marking and ranking the suppliers fairly and equitably as the Council is legally obliged to do under the Public Contracts Regulations) is more onerous than beneficial. It is also deemed appropriate that one contractor is utilised for all void works in order to proffer better value for money and consistency of works and services.

**5 Supporting Information**

- 5.1 The current services are provided as part of a corporate contract for maintenance and reactive repair services.

5.2 This contract will allow better monitoring of costs and deadlines for all void works. It will also allow a higher level of Key Performance Indicators (KPIs) monitoring against Housing's own KPIs to ensure delivery is effective and efficient.

5.3 It is expected that the tendering process will provide for an increase in the quality of provision whilst ensuring value for money. It is also hoped that direct labour is provided thus reducing the on costs for sub-contractors and sub- sub – contractors.

5.4 Timetable:

As detailed within the strategic procurement plan.

## **6 Consultation and Other Considerations**

### Legal Advice

6.1 No specific legal implications arising from this report.

### Financial Advice

6.2 Relevant financial information is included in the strategic procurement plan

### Other Consultation Responses

6.3 Procurement considerations are covered within the strategic procurement plan.

### Equalities Impact Assessment

6.4 Attached

6.5 Strategic Risk Management Issues

None anticipated

### Climate Change Implications

6.6 The recommendations in Section 2 above are expected to have little or no impact on emissions of CO2 as the current contract already requires the provider to comply with current environmental legislation.

### Contact for further information

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