

FAREHAM

BOROUGH COUNCIL

2023/24
Decision No.
2455

Record of Decision by Executive

Monday, 3 July 2023

Portfolio	Housing
Subject:	Fareham Housing Void Property Works and Improvements Contract
Report of:	Head of Housing Delivery
Corporate Priority:	Providing housing choices

Purpose:

To seek Executive approval for a 6-month extension to the existing Void Property Works and Improvement Contract with Mountjoy Ltd, with potential for a further 6-month extension should it be required.

Mountjoy Ltd. are the contractor currently employed to undertake void works to Council homes, as well as some other planned improvement works such as kitchen and bathroom replacement.

The original contract was entered into on 01 May 2019 and the current arrangement will expire on 30 April 2024.

During 2023 there have been many changes to the social housing landscape. This includes new amendments to the Social Housing Regulation Bill (also referred to as Awaab's Law), increasing focus by the Regulator of Social Housing relating to matters of repair, and the ongoing implications of cost increases coupled with the introduction of 7% rent cap.

In May 2023 an internal review commenced to look at the existing void process. The review is aimed at ensuring an appropriate standard of void works takes place alongside good quality customer service, whilst also improving efficiency and identifying opportunities to reduce the financial impacts of the void process.

As part of the ongoing review there is already recognition that elements of the existing contract approach will need to change. This together with the lead in times required for a new contract mean it is not practical to complete a new tender, contract appointment and mobilisation before 30 April 2024.

A limited time extension to the existing arrangement with Mountjoy is sought to ensure this essential function of the Council's Housing service can continue, whilst allowing for improvements to the void process (and any associated cost savings) to be properly considered and incorporated as part of a new contract arrangement.

Options Considered:

As recommendation.

Decision:

RESOLVED that authority be delegated to the Chief Executive Officer, following consultation with the Executive Member for Housing, to enter into an extension of the existing Void Property Works and Improvements Contract with Mountjoy Limited for a period of 6 months, with authority delegated for a further 6 month extension should it be required.

Reason:

To ensure void repair works are delivered to the lettable standard effectively and efficiently, and to continue to provide improvements and disabled adaptations to occupied Council homes whilst a new tender pack and procurement exercise is concurrently prepared (incorporating any changes required following the internal review) so that a new contract can apply from 31 October 2024, or by 30 April 2025 at the latest.

Confirmed as a true record:

Councillor SDT Woodward (Executive Leader)

Monday, 3 July 2023