

FAREHAM

BOROUGH COUNCIL

2023/24
Decision No.
2511

Record of Decision by Executive

Monday, 5 February 2024

Portfolio	Housing
Subject:	Fareham Housing Responsive Repairs Framework Contract Extension
Report of:	Director of Housing
Corporate Priority:	Provides Housing Choices

Purpose:

To seek Executive approval for an extension of up to 12-months to the existing Responsive Repairs Framework Contract with the respective suppliers.

The Responsive Repairs Framework provides a framework of contractors who were awarded contracts to undertake repairs or specialist works, in Council homes, which cannot be undertaken by the Council's in-house Building Services Direct Service Organisation (DSO). It forms part of the delivery of the repair service for Fareham Housing. The original contracts were entered into on 20 January 2020 and they will expire on 19 January 2024.

During 2023 there have been many changes to the social housing landscape. This includes the Social Housing (Regulation) Act 2023 (sometimes referred to as Awaab's Law) and increasing focus by the Regulator of Social Housing relating to matters of repair. This has coincided with a significant increase in the cost of repairs (materials/labour) in recent years.

Key contracts for the Housing Property service will expire in 2024. One is the Fareham Housing Voids Property Repairs and Refurbishment Works (new contract due to be awarded in October 2024), along with the series of contracts awarded under the Responsive Repairs Framework (subject of this report). It is considered appropriate to take the opportunity to recognise the synergies between the works undertaken across both contracts, and opportunities to improve the efficiency and effectiveness of the service.

An extension of the existing Responsive Repairs Contracts will allow for a continuation of service delivery, ahead of many of the repair works being incorporated into the, soon to advertised, Void and Property Improvement Works contract (anticipated to be in place for Oct/Nov 2024). This amalgamation of some of the contract elements will assist in contract management, monitoring quality, service delivery and timeliness of repairs, and improved clarity on costs.

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

Options Considered:

As recommendation.

Decision:

RESOLVED that authority be delegated to the Director of Housing, following consultation with the Executive Member for Housing to enter into an extension of the existing Responsive Repairs Contracts with the respective suppliers, for a period of up to 12 months.

Reason:

To ensure repair works to occupied Council homes continue whilst a new tender pack and procurement exercise is concurrently prepared which will incorporate many of the responsive repairs works with the voids and property improvement contract.

Confirmed as a true record:

Councillor SDT Woodward (Executive Leader)

Monday, 5 February 2024