



HOUSING & COMMUNITY

Overview and Scrutiny Committee

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Report for:	Housing & Community Overview and Scrutiny Committee
Title of report:	Repairs and Maintenance Contract Recommission Task and Finish Group
Date:	11 th October 2023
Report on behalf of:	Councillor Simy Dhyani, Portfolio Holder for Housing
Part:	I
If Part II, reason:	N/A
Appendices:	None
Background papers:	None
Glossary of acronyms and any other abbreviations used in this report:	Total Asset Management (TAM) Osborne Property Services Limited (OPSL) Repairs and Maintenance (R&M)

Report Author / Responsible Officer

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Corporate Priorities	<p>A clean, safe and enjoyable environment</p> <p>Building strong and vibrant communities</p> <p>Ensuring economic growth and prosperity</p> <p>Providing good quality affordable homes, in particular for those most in need</p> <p>Ensuring efficient, effective and modern service delivery</p> <p>Climate and ecological emergency</p>
Wards affected	All Borough wards.
Purpose of the report:	<ol style="list-style-type: none"> To receive authorisation to set up Task and Finish group supporting the recommission of the Repairs and Maintenance Contract.
Recommendation (s) to the decision maker (s):	<ol style="list-style-type: none"> To support the setting up of a Task and Finish Group to support the recommission of the Repairs and Maintenance Contract
Period for post policy/project review:	The project will be regularly reported to Members through scrutiny committees as the commissioning and procurement process progresses at least every 6 months.

1. Introduction:

1.1 Dacorum Borough Council (The Council) has a retained stock of approximately 10,200 homes and cares for circa 47,000 residents.

To fulfil landlord responsibilities, the Council requires service provision to undertake services in the following areas:

- Responsive repairs
- Capital delivery
- Cyclical servicing and inspections
- Compliance

The Council's Total Asset Management (TAM) contract with Osborne Property Services (OPSL) provides the majority of these services and associated functions. General functions are detailed in Table 1.

Table 1

Asset Management	Responsive Repairs	Capital Delivery	Compliance
<ul style="list-style-type: none"> • Strategic business planning • Data systems – capture and storage 	<ul style="list-style-type: none"> • Contact Centre • Responsive staff management • Fleet management 	<ul style="list-style-type: none"> • Commissioning • Procurement • Contract management • Technical staff 	<ul style="list-style-type: none"> • Service delivery • Monitoring and reporting • CDM Regs • Procurement Regs

<ul style="list-style-type: none"> • Data analysis • Stock condition information • Work phasing and delivery planning • Resident engagement and performance 	<ul style="list-style-type: none"> • Supply management • Repairs analysis • Preventative maintenance • Cyclical work 		
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The TAM contract commenced in July 2014 for a 10-year period with an estimated total spend of £235m. The Council recently extended the contract for a further 12 months until 30th June 2025 (with the option for a further 12 months through to June 2026) to allow for a comprehensive procurement process to be carried out prior to award of the next Repairs and Maintenance (R&M) Contract.

The Council are currently reviewing all of the above, to identify what the best delivery model is for the future R&M contracts. The Council are also looking at incorporating the maintenance of commercial properties in addition to housing assets as part of the new R&M contracts.

2 Task and Finish Group

- 2.1 As part of the recommission exercise it is proposed that a Task and Finish group be formed. The purpose of the group would be to review and challenge the proposed overarching strategy, methodology, approach and other key areas of focus.
- 2.2 It is envisaged that the group would highlight strengths and weaknesses, challenge contentious issues and identify opportunities and solutions. The Task and Finish Group would be set up in accordance with the provisions of the Council's constitution. Details of the programme of meetings will be finalised in consultation with the Portfolio Holder and the TAM Programme Group.
- 2.3 Paragraph 6.2 (page 42) of the Dacorum Constitution sets out that the The Chairman or Vice Chairman of an Overview and Scrutiny Committee can request the setting up of a Task and Finish Group to assist the Committee in the carrying out of its specific functions. The procedure for appointing Task and Finish Groups is set out in the Task and Finish Groups Procedure Rules (Part 4 of this Constitution).
- 2.4 Paragraph 2.5 (page 219) sets out that all Task and Finish Groups set up at the request of an Overview and Scrutiny Committee shall consist of at least six members. Comply with the political balance rules in section 15 of the Local Government and Housing Act 1985 and elect their own Chairman. Task and Finish Groups are informal bodies and shall have no decision making powers. There is no requirement to have formal agendas or minutes of meetings, although for the purposes of transparency it is recognised a summary note of meetings is advisable.
- 2.5 In reference to point 2.4 of this report it is recommended that 6 members are nominated consisting of 3 Liberal Democrats, 2 Conservative, and 1 Labour member. If the proposed task and finish group is agreed Group Leaders will be asked for nominations.

3 Options and alternatives considered

- 3.1 Not to have a task and finish group – this is not recommended as task and finish groups can be a valuable opportunity to support a key piece of work such as this recommission.
- 3.2 To set a Task and Finish Group up later in the process - it is recommended to have a Task and Finish Group set up at this stage as we need to progress at pace to ensure sufficient time is given for the re-procurement process, mobilisation of the new contract and demobilisation of the existing contract.

4 Consultation

4.1 Setting up a Task and Finish Group will contribute to the awareness of process and keep members informed regarding the next steps of the recommission process.

5 Financial and value for money implications:

5.1 None arising from this report

6 Legal Implications

6.1 None arising from this report

7 Risk implications:

7.1 None arising from this report

8 Equalities, Community Impact and Human Rights:

8.1 None

9 Sustainability implications

9.1 None

10 Council infrastructure

10.1 None

11 Conclusions:

11.1 In conclusion the committee is invited to support the setting up of a task and Finish Group to support the recommission of the Repairs and Maintenance Contract.