

Board/Committee:	HOUSING BOARD
Date of Meeting:	11 NOVEMBER 2020
Title:	EXTERNAL PAINTING, COMMUNAL REDECORATION AND ASSOCIATED WORKS CONTRACT REVIEW AND EXTENSION
Author:	HEAD OF HOUSING
Status:	FOR DECISION

Purpose

To advise the Board of the pending end of the External Painting and Communal Area Redecoration (Including Associated Repair Works) Contract 2014-2021 and obtain approval of the recommendation for a 12 month extension to the existing Contract Period, from 1st October 2021 to 30th September 2022.

Recommendation

The Board approves a 12 month extension to the existing External Painting and Communal Area Redecoration (Including Associated Repair Works) Contract between the Council and Novus Property Solutions Limited, from 1st October 2021 to 30th September 2022 and delegates authority to the Head of Housing and Borough Solicitor to finalise all the necessary documentation to give effect to this decision.

1 Background

- 1.1 In 2014, following a full tendering process, Novus Property Solutions was awarded a 7-year Contract to provide External painting, Communal redecoration and associated works to Gosport Borough Council via an open book Term Partnering Contract worth £400K per annum.
- 1.2 The Contract commenced in October 2014 and currently runs until September 2021 with provision for the Contract Period to be extended by a further 12 months.
- 1.3 The Term Partnering Contract is an 'open book' schedule of rates contract. The schedule of rates includes items typically used on a decorations and minor repairs contract and gives scope for a range of works including renewal of property doors, and replacement fascias and soffits in addition to minor repairs and redecorations as part of a planned project.

2 Report

- 2.1 Novus is a national company but has a locally based office from which the Gosport Contract is managed. All of their direct staff and sub-contractors live within a 15-mile radius of Gosport, and they use local suppliers.
- 2.2 Novus has provided additional community services to the residents of Gosport during the contract period, such as donations to the Gosport Basics Bank, and delivering Easter eggs to the hostels. Novus has also become involved in community projects such as cleaning, weeding and painting a play park, providing free replacement benches made from recycled plastic, and supporting one youth team at Gosport Football club.
- 2.3 In addition to carrying out the planned works, Novus has assisted the Property Services Surveying team with surveying services. They have worked closely with the lead surveyors on projects to ensure the right works are carried out within budget, and have offered solutions to problems using their knowledge of the wider market.
- 2.4 Property Services has been reviewing the Novus contract since 2018. The services have been provided satisfactorily throughout the contract period in accordance with the terms of the contract. The Property Services Team has expanded the work types issued to take greater advantage of Novus' strengths, all within the original schedule of rates.
- 2.5 Novus has been receptive to the changes and has worked with the Council to ensure the service is delivered. While not a responsive service, they have been able to deliver on projects issued at short notice outside of the original plan for a given year.
- 2.6 Novus has responded well to the challenges posed by the Covid crisis, including the shutting down of the planned programme over lockdown. They have worked with Officers to re-plan the programme to ensure works are carried out in a reasonable timescale.
- 2.7 Gosport Borough Council Officers believe that the current arrangements are working well and that there is good reason to extend the contract as permitted within the original contract award.
- 2.8 The additional 12 months enables officers adequate time to undertake a full re-tender process, whilst continuing to undertake works to improve the external condition of our properties.

3 Risk Assessment

- 3.1 If the Contract were to expire on the initial 7 year term, the Council would have to undertake a full retendering process, which would commence in late 2020. Given the limited time and resource available in the Property Services Team there is a significant risk that the procurement process would not complete within the requisite timescale for a full retender.
- 3.2 The Council would need to fund and resource the cost of procurement process at a time when it is predicted significant savings will be required for the Council.
- 3.3 Additional costs would be incurred to cover demobilisation of the existing contract as well as any mobilisation cost for a new contractor.
- 3.4 Extending the existing contract for a 12 month period will provide continuity of service to the residents and more certainty regarding the budget up until September 2022.

Any new contractor would bring new unknown challenges, at a time when the uncertainty around the Covid crisis requires as much stability and predictability around the services we provide as possible.

4 Conclusion

- 4.1 There is a provision within the existing Contract with Novus to extend the Contract Period from October 2021 to September 2022.
- 4.2 The contract extension period will enable the Property Services team to review and assess the contract procurement options so that a procurement plan for the new contract can be prepared that will minimise the impact on the planned maintenance programme and any other demands.
- 4.3 The extension would defer any de-mobilisation, and mobilisation costs for a further 12 months, and allow the delivery of the planned programme of external decorations uninterrupted for a further 12 months
- 4.4 Novus has responded well to the challenges posed by the Covid crisis and worked hard to adapt their working practices to maintain the service.

Financial Services comments:	
Legal Services comments:	Contained within the report
Crime and Disorder:	
Equality and Diversity:	All asset management services are universally provided to all GBC's social housing residents.
Service Improvement Plan implications:	Outcomes of the Key Actions which require significant input to and/or implementation of activities in Gosport will be included in the Service Improvement Plan as required.
Corporate Plan:	The asset management services provided will contribute to enhancing the environment and assets of the borough making it a great place to live and deliver effective services providing value for money.
Risk Assessment:	Refer to section 3 above
Background papers:	
Appendices/Enclosures:	
Report author/ Lead Officer:	Julie Smith