



MINUTES OF A CABINET MEETING
Council Chamber - Town Hall
Wednesday, 25 September 2024
(7.00 - 9.03 pm)

Present:

Councillor Ray Morgon (Leader of the Council), Chair

Councillor Gillian Ford

Councillor Oscar Ford

Councillor Paul McGeary

Councillor Paul Middleton

Councillor Barry Mugglestone

Councillor Natasha Summers

Councillor Christopher Wilkins

Councillor Graham Williamson

Cabinet Member responsibility:

Lead Member for Adults & Wellbeing

Lead Member for Children & Young People

Lead Member for Housing & Property

Lead Member for Digital, Transformation & Customer Services

Lead Member for Environment

Lead Member for Housing Need & Climate Change

Lead Member for Finance

Lead Member for Regeneration

236 ANNOUNCEMENTS

On behalf of the Chair, there was an announcement about the arrangements in case of fire or other events that might require the meeting room or building's evacuation.

237 APOLOGIES FOR ABSENCE

There were no apologies.

238 DISCLOSURES OF INTEREST

There were no declarations of interest.

239 LARGE COMPLEX WORKS AND STREET RETROFIT

Report Title: **Approval to Tender and Award of Two Contracts for Large Complex Blocks and Street Retrofit**

Presented by: **Councillor Paul McGeary – Cabinet Member for Housing and Property**

Summary:

These contracts provide a framework that will enable the Council to comply with its statutory requirements.

This work supports the Housing Asset Management Strategy 2021-26 and is identified within the HRA Business Plan approved by Cabinet in February 2024

1. As part of the Council's responsibility as a landlord, the Council has a duty to undertake repairs, maintenance, refurbishment, improvements and compliance checks on its Housing Revenue Account (HRA) housing stock. This report presents to Cabinet details of the proposed tender process to procure contracts to deliver a number of these services and seeks approval to procure and delegated approval for the subsequent award of two separate contracts.
2. The current HRA annual budget for major works within the scope of these contracts is approximately £21million per annum. The primary purpose of these contracts is to allow the necessary major works to be carried out in an holistic manner, giving consideration to the programming of different refurbishment works and the co-dependence of different drivers such as Decent Homes, damp and mould, building safety and zero carbon.
3. Monies have been identified within the HRA 30-year business plan and contract spend will be aligned with business priorities and approved budgets on an annual basis

Cabinet:

1. **Approved** the procurement of two contracts of a total value of up to £350m for a term of 10 years with the option to extend for 6 years, for the provision of major works, primarily for Council housing but with Corporate buildings within scope.
2. **Approved** a waiver of the Council's default evaluation criteria of 70% Price: 30% Quality and instead award the contracts on the MEAT basis of a 50% Quality, 40% Price, and 10% Social Value weighting for the reasons set out in Section 2 of this report, Procurement Proposals.
3. **Approved** the use of the Merzell portal managed by Lumensol Limited, the Council's appointed consultant, for reason set out in Section 2 of this report, Procurement Proposals.

4. **Delegated** approval of the award of the contract and to enter into contract terms post tender with the winning bidder to the Strategic Director of Place, acting in consultation with the Lead Member for Housing, the Strategic Director of Resources and the Deputy Director of Legal & Governance.
5. **Delegated** the award of works packages under the contract to the Strategic Director of Place, acting in consultation with the Lead Member for Housing.

240 **HAVERING TOWN HALL ROOF REPLACEMENT - PERMISSION TO TENDER**

Report Title: **Havering Town Hall Roof Replacement**

Presented by: **Councillor Paul McGeary – Cabinet Member for Housing and Property**

Summary:

This report and the proposals contained therein detail the works which are required to the roof of Havering Town Hall (which is a Grade II Listed Building), including associated consultancy appointments to support the project.

The report also contains details of the proposed programme of implementation, a schedule of the costs associated with the scheme, and an estimate of the CO2 / Carbon saving which will be delivered subsequent to the implementation of the scheme.

Cabinet:

Approved the commencement of a tendering process for the replacement of the existing flat roof, roof lanterns, to repair the existing parapet walls and the provision of Photovoltaic Panels (PV Panels) on the newly replaced flat roof areas, and replacement of HVAC units at Havering Town Hall, with a projected start date in June 2025 and completion in December 2025.

Delegated authority to the Strategic Director of Place to award a contract to the successful bidder (in accordance with Section 16.3 of the CPRs).

241 **COMPLIANCE CONTRACTS PROCUREMENT**

Report Title: **Approval to Tender and Award of Contracts for Compliance Services and Works**

Presented by: **Councillor Paul McGeary – Cabinet Member for Housing and Property**

Summary:

The statutory requirement to maintain our homes to a decent standard
This work supports the Housing Asset Management Strategy 2021-26 and
is
identified within the HRA Business Plan approved by Cabinet in February
2024

1. As part of the Council's responsibility as a landlord, the Council has a duty to undertake repairs, maintenance and compliance checks on its HRA housing stock. This report presents to Cabinet details of the proposed tender process to re-procure a number of these services and seeks approval to procure and delegated approval for the subsequent award of contracts.
2. The current HRA annual revenue budget for works within the scope of these contracts is approximately £1.5m per annum with a further £2m per annum in Capital budgets. The primary purpose of these contracts is to allow the necessary statutory compliance works to be carried out, whilst ensuring the Council's Decent Homes standards are met.
3. Monies have been identified within the HRA 30-year business plan and contract spend will be aligned with business priorities and approved budgets on an annual basis

Cabinet:

1. **Approved** the procurement of a suite of six contracts each for a term of 10 years with the option to extend for 6 years with a maximum aggregate value of £94,050,000, for the provision of safety inspections and building compliance checks and works, primarily for Council housing but with Corporate buildings within scope each as set out in this report.
2. **Approved** a waiver of the Council's default evaluation criteria of 70% Price: 30% Quality and instead award the contracts on the MEAT basis of a 50% Quality, 40% Price, and 10% Social Value weighting for the reasons set out in Section 2 of this report, Procurement Proposals.
3. **Approved** a waiver of the requirement to use the Council's Fusion procurement portal and instead use the Mancell portal managed by Lumensol Limited, the Council's appointed consultant, for reason set out in Section 2 of this report, Procurement Proposals.
4. **Delegated** approval of the award of the contracts to the Strategic Director of Place, acting in consultation with the Lead Member for Housing, the Strategic Director of Resources and the Deputy Director

of Legal & Governance subject to the value of the contracts not exceeding the values set out in this report.

5. **Delegated** order of contract works/ services packages throughout the term of each contract to the Strategic Director of Place, acting in consultation with the Lead Member for Housing subject to budget availability for the relevant package.

242 **APPROVAL TO AWARD A CONTRACT FOR DELIVERY OF ELECTRICAL SERVICES TO HRA HOMES AND COMMUNAL AREAS**

Report Title: **Approval to Tender and Award of Contract for Electrical Services Maintenance and Renewal**

Presented by: **Councillor Paul McGeary – Cabinet Member for Housing and Property**

Summary:

1. As part of the Council's responsibility as a landlord, the Council has a duty to undertake repairs and maintenance works to its HRA housing stock. This report presents to Cabinet details of the proposed tender process to re-procure a contract for Electrical Services and seeks approval to procure and delegated approval for the subsequent award of contract.
2. The current HRA annual revenue budget for electrical works is approximately £1.5million per annum, with a further £2million in capital budgets. The primary purpose of this contract is to allow the necessary statutory compliance works to be carried out, whilst ensuring the Councils Decent Homes standards are met.
3. In addition to this, the Council has set a target of 2040 to achieve net zero carbon and for Council homes the provision and maintenance of systems such as EV charging and Solar PV will be significant in meeting that target. In order to achieve this, it will be critical for the Council to have the agility to change or adapt its approach, if necessary, and this will only be possible with a long-term strategic partner in place.

Cabinet:

1. **Approved** the procurement of a contract of a total value of up to £63million for a term of 10 years with the option to extend for 6 years, for the provision of Electrical system maintenance, safety inspections and renewal services, primarily for Council housing but with Corporate buildings within scope.
2. **Approved** a waiver of the Council's default evaluation criteria of 70% Price: 30% Quality and instead award the contracts on the MEAT basis

of a 50% Quality, 40% Price, and 10% Social Value weighting for the reasons set out in Section 2 of this report, Procurement Proposals.

3. **Approved** the use of Merzell portal managed by Lumensol Limited, the Council's appointed consultant, for reason set out in Section 2 of this report, Procurement Proposals.
4. **Delegated** approval of the award of the contract and to enter into contract terms post tender with the winning bidder to the Strategic Director of Place, acting in consultation with the Lead Member for Housing, the Strategic Director of Resources and the Deputy Director of Legal & Governance.
5. **Delegated** the award of works packages under the contract to the Strategic Director of Place, acting in consultation with the Lead Member for Housing.

243 **7 YEAR CYCLICAL DECORATIONS PROGRAMME**

Report Title: **Approval to Award 7 Year Cyclical Decorations Contract**

Presented by: **Councillor Paul McGeary – Cabinet Member for Housing and Property**

Summary:

This work supports the Housing Asset Management Strategy 2021-26 and is identified within the HRA Business Plan approved by Cabinet in February 2024

It is the intention to move to a redecoration cycle whereby all Housing blocks are redecorated externally and communal areas internally, and street properties externally on a seven-year cycle. This contract therefore delivers one full cycle.

It is seven-year contract with suitable break clauses subject to suitable performance.

Continuation of the contract each year is subject to annual review.

As part of the Council's responsibility as a landlord, the Council has a duty to undertake repairs and maintenance works to its HRA housing stock. This report presents to Cabinet details of the tender process undertaken to procure this service and seeks approval to award of contract.

It is the intention to move to a redecoration cycle whereby all Housing blocks are redecorated externally and communal areas internally, and street properties externally on a seven-year cycle. This contract therefore delivers one full cycle. Monies have been identified within the HRA 30-year business plan and contract spend will be aligned with business priorities and approved budgets on an annual basis.

Cabinet:

1. **Approved** the award of a contract to Trident Maintenance Services Ltd for a period of seven years for the maximum value of £20 million, subject to

continued good performance, to deliver cyclical decorations and associated repair works in respect of HRA properties.

2. **Noted** that Leaseholders were consulted prior to tender. A Stage 2 notice would be issued and run concurrent with the Cabinet approval process and no award would be made until satisfactory conclusion of the consultation process.

244 **ROOF REPLACEMENTS 2024/25**

Report Title: **Roof Replacements 2024/25**

Presented by: **Councillor Paul McGeary – Cabinet Member for Housing and Property**

Summary:

This work supports the Housing Asset Management Strategy 2021-26 and is identified within the HRA Business Plan approved by Cabinet in February 2024

As part of the Council's responsibility as a landlord, the Council has a duty to undertake repairs and maintenance works to its Housing Revenue Account (HRA) housing stock. This report presents to Cabinet details of the proposed tender process to re-procure this service and seeks approval to procure and delegated approval to the subsequent award of contract.

The current HRA annual capital budget for primary roofing works is around £2.6 million per annum. The purpose of this contract is to allow the replacement of roofs to properties ensuring the Councils Decent Homes standards are met.

This is to be an interim contract intended to continue delivery of roofing works whilst Housing Services undertake a more extensive procurement exercise which will deliver works of this nature from 2026/27 onwards.

Monies have been identified within the HRA 30-year business plan and contract spend will be aligned with business priorities and approved budgets on an annual basis.

Cabinet:

- a) **Approved** the procurement of a contract with a total value of up to £4,000,000 to the end of Financial Year 25/26, for the replacement of roofs to HRA properties across the Council.
- b) **Delegated** approval of the award of the contract, contract terms and completion to the Strategic Director of Place, acting in consultation with the Strategic Director of Resources and the Deputy Director of Legal & Governance

245 **CORPORATE PLAN 2024-27: Q1 PERFORMANCE REPORT (2024/25)**

Report Title: **Corporate Plan 2024-27: Q1 Performance Report (2024/25)**

Presented by: **Councillor Ray Morgon, Leader of Havering Council**

Summary:

The Council's affordable Corporate Plan for 2024-2027, was formally adopted in April 2024, after recognising the November 2022 one was not realistic given the Council's financial position.

This Plan, has a clear and practical focus on what we can do within our budget for this year. This includes putting in place more rigorous reporting and financial assurance and the production of newly required improvement and transformation plans. The plan reflects our joined up approach to improving the health and wellbeing of Havering residents through our Place based Partnership.

The Council provides a wide range of services to our communities, spending more than £180 million every year. Some of these services - statutory services - are ones that we must provide by law. Others, called discretionary services, are ones we want and choose to provide. We know many of these services are highly valued by our residents, but sadly not all can be reflected in our affordable Corporate Plan.

Our overall vision "The Havering you want to be part of" has not changed. We now have three clear objectives sitting underneath that we remain committed to delivering. These are: -

1. Supporting our residents to stay safe and well
2. A great place to live, work and enjoy
3. Enabling a resident-focused and resilient Council

Cabinet:

Considered and **noted** the levels of performance set out in the quarter one PowerBI report.

Chair