

OVERVIEW AND SCRUTINY BOARD, 19 JANUARY 2022 – GROUNDS OF REQUISITION ON AWARD OF CONTRACT FOR HOUSING REPAIRS AND VOIDS

The reason for the 'Call in' are as follows:-

1. The lack of detail on the full specification of the Contract, together with any guarantees and penalties.
2. The lack of detail on the due diligence carried out by the Council on the new contractor.
3. The lack of detail on the number of Council and PSL properties the contract relates to and what adjustments will have to be made in the next ten years on increasing number of properties.
4. The lack of detail on the reasons for the delay (beyond the Council control) in the new contract.
5. The lack of detail on how maintenance of communal areas will be provided and the costs involved.
6. The lack of detail on how the new contract will be operated and how this will be communicated to residents.
7. The lack of detail on the number of smaller support contractors being employed by Mears Limited and how they will be performance managed?
8. Part 3.5 of the 'Report Detail' refers to "a much clearer price per property and price per void model with less ambiguity ". There is a lack of detail as to how these benefits are to be achieved and the impact of them on service delivery, together with anticipated level of voids.
9. Part 3.6 of the report states "there is significant work to complete which will require resource commitment from Havering ". There is a lack of detail on this aspect including the cost of such commitment.
10. With regard to "Other options considered" (Part 5). There is a lack of detail on whether bringing this service back in house was considered? If not, why not?
11. The lack of detail on how many operatives may be included in the TUPE transfer?
12. The lack of detail on the "out of hours" service and any price adjustments for this service.