

Agenda Item 7

EXECUTIVE

4 JULY 2023

RE-COMMISSIONING OF PROPERTY SERVICES

STATEMENT FROM THE OVERVIEW AND SCRUTINY MANAGEMENT BOARD

On 29 June 2023 the Overview and Scrutiny Management Board unanimously agreed to support the recommendations to the Executive.

As part of the Board's consideration of this item, the following information was confirmed:

- With regards to whether there would be sufficient qualified staff within the Corporate Property team, it was confirmed that there were enough across the client team and Vinci Kier but not necessarily in the correct places. Currently, the only qualified chartered surveyor within the team was the Assistant Director for Corporate Property. The other qualified chartered surveyors were currently provided by Kier and sat within the estates and property records team, so it was proposed to bring this service in house to strengthen the client team and improve synergies and robustness.
- With the adoption of the corporate landlord approach, the direction of travel for the property services offer based on lessons learned from the current contract, and looking at the market and other local authorities with similar property services contracts, it was considered that going forward this was the right model for delivery and reflected and replicated best practice elsewhere.
- In relation to the personal liability of the staff, it was confirmed that the insourcing of asbestos management, fire and legionella management would provide a more robust management set up to ensure these areas were covered. This new delivery model would give officers and the Council more protection by ensuring the Council was fulfilling its statutory duties.
- Smaller jobs were currently added to a repairs and maintenance programme and planned in depending on the priority level. The new minor works manager would help to improve the processes for smaller jobs, which amount to nearly 10 000 jobs a year, and drive down the costs while ensuring the jobs were completed properly with the quality required. The current contract had the ability to potentially make these jobs a little bit more expensive as it used the target cost system which meant that it was in the contractor's interest to make the costs higher to start with so that they remained within their KPIs. The new contract would use actual priced costs so the Council would have a market price it deemed acceptable to pay, which would give the Council more control to make sure that the contractor was not able to charge more than they should be doing. When building and designing the new contract, consideration would be given to how these smaller jobs would be managed and completed, and the priority levels would be changed to reduce the lengthy timescales.

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