

To: HOUSING AND SOCIAL WORK SERVICES COMMITTEE		Subject: TERM MAINTENANCE CONTRACT FOR PRESERVATION WORKS	
From: HEAD OF HOUSING SERVICES			
Date: 21 OCTOBER 2009	Ref: MP/RS/MO'D		

1. Purpose of Report / Introduction

The purpose of this report is to seek approval to extend the existing contract with Richardson & Starling for a period of 4 months.

2. Background

- 2.1 Committee agreed with my reports dated 22 August 2007, 7 May 2008 and 22 October 2008 to use the 2 year extension allowed for in the original contract, this extension ends on 30 November 2009. The estimated annual value of contract is £500,000.
- 2.2 In the reports of 22 August 2007 and 7 May 2008 reference was made to the fact that these works were originally included in the DLO and initially in the MPC partnership. It was agreed that subject to offering competitive rates, MPC resume performing these works. Due to problems relating to performance during 2007 and part of 2008 it was agreed at the May 2008 Committee not to pursue this course of action.

3. Proposals / Considerations

- 3.1 MPC performance has improved significantly and they are keen to progress with discussions to have these works added to the current workload.
- 3.2 It is therefore proposed that a further extension period of 4 months be granted to Richardson & Starling. They have intimated they are agreeable to this.
- 3.3 It is also proposed that Design Services continue with tender preparations in the event of negotiations with MPC failing to agree acceptable terms in order that the Council can if necessary, pursue a competitive tender process and be able to put in place alternative contractual arrangements when the proposed extension to the existing Richardson & Starling contracts ends.
- 3.4 A further report be prepared to advise Committee on the outcome of the negotiations / tender returns.

4. Financial / Personnel / Legal / Policy Implications / Equalities Implications

- 4.1 The cost of this work can be contained within the HRA revenue repairs budget.

5. Recommendations

It is recommended that the Committee agree to the contract for preservations works currently with Richardson & Starling being extended for a further period of 4 months from 1 December 2009.

A handwritten signature in black ink, appearing to read 'M. Patterson', written in a cursive style.

**Monica Patterson
Head of Housing Services
Date 24 September 2009**

For further information on this report please contact Robin Slater, Property Services Manager, on telephone 01698 338628.