

North Lanarkshire Council

Report

Communities and Housing Committee

approval noting

Ref SL/KMcG

Date 22/05/19

Tender for Close Cleaning Services

From Stephen Llewellyn, Head of Housing Solutions

Email llewellyns@northlan.gov.uk **Telephone** 01698 274192

Executive Summary

The purpose of this report is to seek approval of the Committee to progress a competitive tendering exercise to implement a new contract for close cleaning services within council owned low rise flatted properties, to start in January 2020.

The current measured term contract for close cleaning is within the 1 year extension period and is due to expire in January 2020.

Recommendations

It is recommended that the Communities and Housing Committee:

1. Consider the content of this report, and
2. Agree permission to tender for a contract for close cleaning services.

Supporting Documents

The plan for North Lanarkshire The report links to the Council's Plan by improving relationships with communities through the provision of safe and attractive environments that support the wellbeing of communities. It also assists in improving the council's resource base through ensuring the cleanliness of communal closes is sustained on a regular basis, which in turn directly impacts on demand for flatted accommodation by minimising the associated number of offers of housing which are refused when closes are not maintained to an appropriate standard of cleanliness

1. Background

- 1.1 A weekly close cleaning service was introduced in 1999 due to the increasing problems of managing blocks of flats where tenants were not maintaining communal areas. Officers were spending a significant amount of their time pursuing tenants not adhering to their tenancy conditions with little legal redress available resulting in some flatted properties becoming increasingly difficult to let.
 - 1.2 Since 1999 the number of properties being cleaned has incrementally increased with 734 blocks of flats now receiving this service; communal areas are now in much better condition to the extent that demand for flatted properties has improved with void periods being significantly reduced.
 - 1.3 The current measured term contract approved by Committee on 4th February 2016 was awarded to Caledonian Maintenance Services for a 3 year period with an additional 1 year extension at the sole discretion of the council. This option was taken up by the Council and the current contract is due to expire in January 2020.
-

2. Report

- 2.1 The close cleaning programme in operation has demonstrated a positive impact in terms of the maintenance and upkeep of the low rise council flats throughout North Lanarkshire.
 - 2.2 The introduction of the service has enabled the Council to continually reduce void turnaround times with an associated reduction in void rent loss. Current void rent loss figures within North Lanarkshire are 0.61% against a Scottish average of 0.9%.
 - 2.3 It is proposed that the close cleaning service continues and that a new contract should be put in place. Initially for a 36 month period with further option to extend it for 12 months at the councils discretion.
 - 2.4 The estimated contract value is £1.6 million (£400k per annum) including the possible extension period. The estimated contract value exceeds the financial threshold stipulated in the Public Contracts (Scotland) Regulations 2012 (the regulations) and accordingly the procurement will be discharged in accordance with the regulations.
-

3. Equality and Diversity

3.1 Fairer Scotland

There are no specific impacts on Fairer Scotland.

3.2 Equality Impact Assessment

There are no specific equality impact assessments to note.

4. Implications

4.1 Financial Impact

There are no financial implications linked to this report as the provision for this service has been included in previous budgets and costs will continue to be met from existing budgets.

4.2 HR/Policy/Legislative Impact

There are no implications.

4.3 Environmental Impact

There are no implications.

4.4 Risk Impact

There are no implications.

5. Measures of success

- 5.1 Measures of success can be demonstrated through the continued ability of the service to maintain low levels of void rent loss as this correlates with the desirability of properties when being offered to prospective tenants. In addition the ongoing cleanliness of low level flatted accommodation, throughout North Lanarkshire, will be sustained.



Stephen Llewellyn
Head of Housing Solutions