

HAMPSHIRE COUNTY COUNCIL

Decision Report

Decision Maker:	Executive Member for Commercial Strategy, Human Resources and Performance
Date:	19 January 2021
Title:	Property Services Commercial Decision Report
Report From:	Director of Culture, Communities and Business Services

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Purpose of this Report

1. The purpose of this report is to seek spend approval for new contract arrangements for the structural inspections programme.

Recommendations

2. It is recommended that the Executive Member for Commercial Strategy, Human Resources and Performance approves a total contract spend of up to £2.2 million over 4 years for a new structural inspections programme for all Hampshire County Council (HCC) sites.

Executive Summary

3. This report seeks to:
 - provide the context for the re-procurement of the structural inspections programme for the County Council.
 - set out the proposals for procurement of new contract arrangements for these services;
 - identify the anticipated contract spend and the funding sources for this spend;
 - highlight the approach to performance management of these services

The current structural inspections framework is due to expire in May 2021 and needs to be replaced. It is proposed to procure the contract via open tender to get best value for money.

Contextual Information

4. The current framework contract for the structural inspections programme for HCC sites expires in May 2021 and now need to be replaced.
5. The scope of works is work is to deliver the essential structural inspection programme for the HCC built estate including maintained schools which purchase the Property Services Service Level Agreement (SLA).
6. The inspection programme is a significant part of the management of the risk of structural failure. It covers all buildings and associated structures over a five-year rolling programme
7. The schools element is funded from the SLA, whilst the HCC corporate estate is funded from the Policy and Resources Repairs and Maintenance Revenue Budget.
8. The work covers the inspection and monitoring of buildings, it does not cover the costs of any repairs arising from the inspections. Typical annual cost is around £550k per annum depending on the inspection programme.
9. An options appraisal has been carried out to determine the appropriate contracting route and the best associated procurement procedure.
10. It is proposed to tender the contract in the open market as this will obtain best value for money.
11. The contract will cover a 4-year period in line with previous procurements, and will be tendered using a similar commercial model, as this is considered to be functioning well currently, making efficient use of HCC officer time.

Financial

12. The schools element is funded from the Property Service Level Agreement, whilst the HCC corporate estate survey work is funded from the Policy and Resources revenue budget.

Performance

13. All of the proposed new contract arrangements will incorporate robust performance management arrangements in line with contract management best practice. Management information will be used to inform the regular assessment of supplier performance.

Consultation and Equalities

14. Internal customer representatives have been consulted on the requirements for the new contract and their feedback has been incorporated into the proposed contract arrangements and scope of service.
15. Equality Impact Assessments undertaken for these contracts have indicated no impact on groups with protected characteristics.

REQUIRED CORPORATE AND LEGAL INFORMATION:

Links to the Strategic Plan

Hampshire maintains strong and sustainable economic growth and prosperity:	yes
People in Hampshire live safe, healthy and independent lives:	yes
People in Hampshire enjoy a rich and diverse environment:	yes
People in Hampshire enjoy being part of strong, inclusive communities:	yes

Section 100 D - Local Government Act 1972 - background documents

The following documents discuss facts or matters on which this report, or an important part of it, is based and have been relied upon to a material extent in the preparation of this report. (NB: the list excludes published works and any documents which disclose exempt or confidential information as defined in the Act.)

Document

Location

None

EQUALITIES IMPACT ASSESSMENT:

1. Equality Duty

The County Council has a duty under Section 149 of the Equality Act 2010 ('the Act') to have due regard in the exercise of its functions to the need to:

- Eliminate discrimination, harassment and victimisation and any other conduct prohibited by or under the Act with regard to the protected characteristics as set out in section 4 of the Act (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation);
- Advance equality of opportunity between persons who share a relevant protected characteristic within section 149(7) of the Act (age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation) and those who do not share it;
- Foster good relations between persons who share a relevant protected characteristic within section 149(7) of the Act (see above) and persons who do not share it.

Due regard in this context involves having due regard in particular to:

- The need to remove or minimise disadvantages suffered by persons sharing a relevant protected characteristic that are connected to that characteristic;
- Take steps to meet the needs of persons sharing a relevant protected characteristic that are different from the needs of persons who do not share it;
- Encourage persons sharing a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low.

2. Equalities Impact Assessment:

- 2.1. The services procured through the proposed contracts support the continued operation of sites and services across the County Council, schools and wider public sector in Hampshire for the equal benefit of all service users.