

# **Extension to the external painting and repair contract**

**Housing Committee Tuesday, 28 September 2021**

Report of: Executive Head of Communities

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Purpose: For decision

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Publication status: Open

Wards affected: All

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## **Executive summary:**

In January 2018 The Council awarded the contract for the external decoration and repair of Council properties. The four-year contract commenced on 1 April 2018 and included an option to extend for a further period of two years. The successful contractor was C & C (Southern) Property Services.

The existing four-year contract is due to come to an end on the 31 March 2022. Officers are therefore requesting Members' approval to extend the contract for a further two years with effect from the 1 April 2022 until the 31 March 2024.

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## **This report supports the Council's priority of:**

Creating the homes, infrastructure and environment we need.

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## **Recommendation to Committee:**

That the existing contract for the external decoration and repair of Council properties be extended for a further period of two years with effect from the 1 April 2022 until the 31 March 2024.

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## **Reason for recommendation:**

It is important that Council properties are maintained on a cyclical programme of works. This ensures the properties are kept in a good state of repair which protects the fabric and maintains their asset value. It also reduces the risk of costly replacement works and by using low maintenance materials reduces future cost. Well maintained properties also enhance the appearance of neighbourhoods and promotes the feeling that Tandridge is a nice place to live.

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## **Introduction and background**

- 1 The Council carries out the following cyclical maintenance work on council owned properties:
  - External redecoration, repairs and the cleaning of rainwater gutters and downpipes.
  - The removal of non-licenced asbestos fascia and soffit boards and replacement using low maintenance uPVC materials.
  - Washing down and cleaning uPVC or aluminium surfaces such as windows, doors, fascia and soffits.
  - The redecoration of communal areas within blocks of flats.
  - The redecoration of rooms in sheltered housing accommodation and for people that are registered disabled (at present this amounts to one room only).
- 2 The existing contract for these works ends on the 31 March 2022 but the contract allows for it to be extended for a further 2 years.
- 3 The work is undertaken using agreed schedules of rates. The volume and continuity of work provides security for the contractor and for the Council value for money is achieved through the economies of scale.

### Contract Review

- 4 Regular quality checking is undertaken by an officer and questionnaires are distributed to residents to gain their feedback on the standard and quality of the contractor's work.
- 5 Also built into the contract are key performance indicators which monitor:
  - Performance to budget
  - Resident satisfaction
  - Site management
  - Health & Safety
  - Responses to complaints

- 6 The contract review process for C & C (Southern) Property Services including responses from residents has shown that:
- They have sufficient resources to undertake the specified scope of works
  - The standard and quality of their work is good
  - The level of communication between them and residents is good with no recorded formal complaints.
  - The conduct and appearance of their operatives is good.
  - Their site management is good as is their health and safety record.
  - Customer satisfaction feedback for the last two years has been 100%

### **Other options considered**

- 7 C & C (Southern) Property Services have performed well over the past four years of the external painting and repair contract. The information obtained from the contract review and resident feedback demonstrates their commitment to carrying out work to a high quality and standard, which provides good value for money.

## **Key implications**

### **Comments of the Chief Finance Officer**

- .8 The total annual budget and value of the external decorating and repair contract is £385,300. The total annual budget and value for the redecoration of sheltered housing accommodation contract is £20,000.
- 9 The cost of this work is financed through the Housing Revenue Account. The measured term contract allows the Council to issue an unspecified volume of work, which enables officers to control expenditure within the allocated budget.
- 10 The cost of work carried out on leasehold flats is recovered through service charges.
- 11 Beyond the agreed annual BCIS inflationary increase, no other financial implications are envisaged by extending the existing contract. The potential for achieving any savings from a re-tendering exercise is low and additional costs could be incurred if a re-tendering exercise was conducted.

## **Comments of the Head of Legal Services**

- 12 Members are requested to agree an extension of the existing contract on the grounds that it is satisfied that it would be in the Council's best interest to do so. The rationale for requesting the extension is that the operator is performing well against contract requirements and delivering good value for money and therefore a full recommission is not required at this point.
- 13 Agreeing to a two-year contract extension will also ensure that there is time within the next two years for a full review and options appraisal by the respective Officer.

## **Equality**

- 14 The proposals within this report do not have the potential to disadvantage or discriminate against different groups within the community and therefore no preventative measures are required to mitigate any negative impact.

## **Climate change**

- 15 There are no significant environmental / sustainability implications associated with this report.

## **Appendices**

None

## **Background papers**

None

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