

WELWYN HATFIELD BOROUGH COUNCIL  
CABINET – 6<sup>TH</sup> FEBRUARY 2023  
REPORT OF THE SERVICE DIRECTOR – (PROPERTY MAINTENANCE AND  
CLIMATE CHANGE)

**AWARD OF STOCK CONDITION SURVEY CONTRACT**

**1 Executive Summary**

- 1.1 The Council will be undertaking a Stock Condition Survey of its rented homes, blocks and communal areas and requires an independent surveying consultant to undertake these services.

**2 Recommendation(s)**

- 2.1 That Cabinet agrees to award the Stock Condition Survey to Savills (UK) Limited (company registration number 02605138) as a call off from the Procurement Hub Framework for an initial period of one year.

**3 Explanation**

- 3.1 The Council is intending to review its social housing stock condition data to assist investment planning, building safety compliance and developing energy improvement plans to meet Government targets.
- 3.2 The intention is to survey all major components on condition and age within the external and internal areas of all dwellings, communal areas and blocks together with completing energy performance certificates (EPC's) where necessary. The survey will also provide an assessment against the Decent Homes Standard (DHS) including the Housing Health and Rating System (HHSRS).
- 3.3 This will provide a rich source of data to assist in taking a proactive approach to damp and mould, refine investment planning and a valuable compliance component check to provide a further level of assurance that the Council is meeting its building safety obligations.
- 3.4 The internal surveying team will maintain this data moving forward, with regular cyclical stock condition surveying taking place together with the data updated as investment programmes complete.
- 3.5 There are two routes to market. One option is to run a tender process or to appoint a consultant via a direct call off framework, both would be in accordance with the Council's Contract Procedure Rules. Due to the Council's commitment to a £150m, 5-year investment programme and the current risks within the sector around damp and mould and holding quality data, it would be prudent to complete this project as

soon as possible. The Procurement Hub, which offers procurement frameworks, have recently procured a stock condition survey contract framework and following a rigorous procurement exercise have appointed Savills. The framework will go live on 1 February 2023 and a direct award is proposed which is compliant with the terms of the Framework.

3.6 Savills are well regarded for providing this service in the social housing sector and have confirmed that they would mobilise a team into the Borough within a few weeks of being appointed and complete the project during the course of this summer. As part of their offer they will as added value provide:

- Data on the investment required to achieve the Decent Homes 2 Standard (Government are currently consulting on this new standard to possibly replace the current Decent Homes Standard)
- Training Council Surveyors and Managers to maintain the data.

## **Implications**

### **4 Legal Implications**

4.1 The use of the Framework to make a direct award is in accordance with the Public Contracts Regulations 2015. A call off contract will be completed between the Council and Savills.

### **5 Financial Implication(s)**

5.1 The contract will be let on a price per property basis from an agreed schedule of rates and will be met from the 2023/24 budget. The approved budget is £1.5m.

### **6 Risk Management Implications**

6.1 There are minimal procurement risks associated with this recommendation, as a call off from an established Framework is being considered. Maintaining good quality data on stock condition helps mitigate the risk of poor investment decisions, provides further assurance on building safety compliance, will identify damp and mould issues and potential disrepair cases within the housing stock.

The Regulator for Social Housing (RSH) makes it clear in their Sector Risk Profile 2022 publication that there is a requirement to have a detailed knowledge of stock condition, underpinned by accurate, up to date and robust data to make informed decisions.

### **7 Security & Terrorism Implication(s)**

7.1 There are no security or terrorism implications with the recommendations in this report.

### **8 Procurement Implication(s)**

8.1 The recommendation is in accordance with the Public Contracts Regulations 2015 and the contract procedure rules

## **9 Climate Change Implication(s)**

- 9.1 The surveys will help identify energy efficiency measures that can be delivered to the stock to meet Government targets of EPC level C by 2030 and zero carbon by 2050. This is also a key part of the Council's Climate Change targets.

## **10 Human Resources Implication(s)**

- 10.1 This project will provide valuable training support and guidance to Council surveyors.

## **11 Health and Wellbeing Implication(s)**

- 11.1 Following the recent tragedy in Rochdale, this project will provide a rich source of accurate data to help manage stock condition and damp and mould in a proactive way.

## **12 Communication and Engagement Implication(s)**

- 12.1 There will be a requirement to develop a communication and engagement plan to gain access to customers homes to complete surveys.

## **13 Link to Corporate Priorities**

- 13.1 The recommendation contributes to the our priority 'Quality homes through managed growth', as well as more specifically our commitment to Provide high quality housing, thriving neighbourhoods and sustainable communities.

## **14 Equalities and Diversity**

An EqIA was not completed because this report does not propose changes to existing service-related policies or the development of new service-related policies

**Name of authors:** Ian Hancock  
**Title:** Service Director (Property Maintenance and Climate Change)

Andrew Harper (Procurement Manager)

**Date:** 19<sup>h</sup> January 2023