

## **CABINET**

**Wednesday 6 April 2022 at 7pm  
Minutes**

### **PRESENT:**

Councillors: Mason (chair), J Anand, Blacker, Costigan, Donnelly, Mahfouz, Manro, Nagpal, Raza and L Wall

### **ALSO PRESENT:**

Councillor Shaw, Chief Whip, was also present.

In accordance with paragraph 2.6(a) of the Constitution, Councillors Malcolm and Stafford addressed the Cabinet with regard to the following items:

- Item 7 - Acquisition of Housing Units - Acton (Councillor and Stafford)
- Item 8 - Commissioning Broadway Living (BLRP) to Deliver New Homes for the Borough in Line with the BLRP Business Plan, Including the Transfer of Assets and Associated Loan Funding (Councillor Stafford)
- Item 9 - Update on Energy Efficiency Funding – Grants Related to Tackling the Climate Crisis (Councillor Stafford)
- Item 11 - Council Performance Report Quarter 3 2021/22 (Councillors Malcolm and Stafford)

### **1. Apologies for Absence**

There were none.

This meeting was held in a hybrid format with members and officers able to join the meeting remotely.

However, regulations did not allow for members attending virtually to be counted as present in the attendance section of the minutes, and their attendance would not count as attendance in relation to section 85(1) of the Local Government Act 1972.

Members attending virtually would be able to speak but would not be able to vote.

### **Councillors joining remotely:**

Cllr Malcolm

### **2. Urgent Matters**

There were none.

### **3. Declarations of Interest**

There were none.

### **4. Matters to be Considered in Private**

Items 7, 8 and 10 contained confidential appendices but were not taken in private as it was not necessary to discuss the confidential information provided.

### **5. Minutes**

#### **Resolved:**

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That the minutes of the Cabinet meeting held on 9 March 2022 be agreed and signed as a true and correct record.

**6. Appointments to Sub Committees and Outside Bodies  
Resolved**

There were none.

**7. Acquisition of Housing Units - Acton**

**Resolved**

That Cabinet:

- i) approves, in principle, the acquisition of 31 Housing Units in East Acton (“the Units”) on the commercial basis set out in Confidential Appendix 2 of the report – Draft Heads of Terms, subject to final acquisition due diligence and determination of any required Section 106 variation.
- ii) delegates authority to the Director of Community Development, following consultation with the Chief Finance Officer and Director of Legal and Democratic Services to agree the final terms for acquisition and complete an acquisition of the Units subject to financial viability and on the basis of the Draft Heads of Terms.
- iii) approves the acquisition of up to the amount as noted within Section 8 of the confidential Appendix of the report and based upon the TA financial modelling undertaken and assumptions made.
- iv) approves, to enable the acquisition to the value in Section 8 of confidential Appendix 1 of the report, use of uncommitted funding within the existing approved Temporary Accommodation Acquisitions Framework and additional funding £3.365m prudential borrowing and up to £1.772m use of additional Homelessness Prevention Grant.
- v) agrees that any commuted sum that may be payable by virtue of any variation to the s106 agreement be applied towards the acquisition.

**Reason for Decision and Options Considered**

**Current Position**

The Council had an ambitious target of delivering 2500 Genuinely Affordable Homes (GAH) in the 4 years between 2018 and 2022. Cabinet was provided with an update on the programme at its meeting on the 22<sup>nd</sup> September 2021.

Paragraph 3.6 of that report stated ‘In addition to the programme driven by the Council’s land holding, there were a number of opportunities presented by private developers seeking interest from the Council to become the affordable housing partner and purchase homes currently or imminently under construction. Schemes such as Westgate House, previously reported and consisting of 26 social rented homes, was now let and occupied. Further schemes would be assessed and if appropriate presented to Cabinet for the necessary approvals for inclusion into the housing programme.

The Council had been approached by a private sector developer who had 31 affordable and intermediate rental units due to complete in July 2022.

In addition to the provision of Genuinely Affordable Homes the Council retained a duty to provide emergency temporary accommodation to those with established need.

While the number of households in temporary accommodation had stabilised in more recent years (the council has successfully reduced the number of households coming into the system through enhanced homelessness prevention and indeed, MHCLG statistics indicated that Ealing was one of the best performing local authorities in the

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country, achieving the 3rd highest number of preventions across London between January 2018 and March 2019) the cost of providing temporary accommodation was an ongoing financial pressure for the council.

The Council undertook an Outcome Review of the Housing and Homelessness Function in 2018. That in depth review proposed four key interventions:

- 1) Reducing demand for TA through enhanced homelessness prevention work;
- 2) Increasing the supply of cost-neutral hostel/modular accommodation as an alternative to Bed & Breakfast accommodation;
- 3) Increasing the supply of cost-neutral longer-term accommodation, sitting outside of TA subsidy arrangements, as an alternative to units procured through the Private Sector Leasing (PSL) scheme.
- 4) Increasing moves into permanent accommodation.

As part of the Council's appraisal of the 31 units presented, supporting the third of those key interventions, namely the provision of cost-neutral longer-term accommodation, featured in the options appraisal.

#### Options Considered

##### Option 1: Units purchased in the General Fund

Ordinarily, housing units owned and managed by the Council must be accounted for within the Housing Revenue Account. There were, however, instances where this would be neither desirable nor appropriate and indeed the Council currently accounted for housing units within its General Fund. The following tested the options available to acquire the units in question and account for them within the General Fund.

##### 1A – Rents charged at the current London Affordable Rent (LAR) and London Living Rent (LLR) rents (existing planning permission)

The scheme was currently consented as a mix of LAR (19) and LLR (12) units and it was considered the units might be acquired 'as-is' within the General Fund. There would not, therefore, be a requirement to seek an amendment of the existing section 106 agreement.

The modelling suggested a purchase on this basis had the potential to be commercially viable. However, as stated earlier, housing units owned and managed by the Council must ordinarily be accounted for within the Housing Revenue Account. Although the Council can account for Temporary Accommodation Units within the General Fund this would not extend to holding affordable and intermediate units to meet housing need under Part II of the Housing Act 1985 which would need to be held within the HRA.

This option was, therefore, considered to be undeliverable.

##### 1B – Units acquired for the purposes of Temporary Accommodation (TA) and charged at the lower of LHA rents and 80% Market rents

If reverting to considering the use of the units for the purposes of TA this may be possible if an amendment to the existing section 106 agreement could be secured to change the tenure from LAR and LLR to Discount Market Rent with a view to charging the lower of Local Housing Allowance (LHA) or 80% of market rents. The prospect of securing such an amendment to the section 106 agreement was considered possible, however the loss of the LAR units on the site may be viewed negatively. This was offset to a degree by the Council's proposed use of the units as temporary accommodation in response to

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evidenced housing need. Assuming the required amendment to the Section 106 agreement proved deliverable there was a risk that a commuted sum payment would be required. This was being further explored.

Subject to there being no such commuted sum payment, this was considered to be the optimal option and was therefore recommended.

1C – Units acquired for the purposes of Temporary Accommodation (TA) and charged at TA model rents

Given the rents chargeable under the Council's existing Temporary Accommodation Rent Setting Procedure were higher, in the main, than LHA or 80% DMV rents in this location it was not considered likely that the amendment to the section 106, required to deliver this option, would be granted. Detailed modelling was, therefore, not undertaken for this option and it was discounted.

Option 2: Units purchased and held in the Housing Revenue Account (HRA)

As stated above, units owned and managed by the Council would ordinarily be accounted for within the Housing Revenue Account. The following tested the options available to acquire and then account for the units within the Council's HRA. The adopted HRA assumptions were used to model the acquisition

2A – charged at current LAR and LLR rents (existing planning permission)

The modelling of this option supported an acquisition ceiling price that was considered likely to be acceptable to the vendor.

However, while it was possible to add LAR units to the Housing Revenue Account the inclusion of LLR units would mean the introduction of what was, essentially, a shared ownership product and one which the Council was unfamiliar with operating. The fact that it was a shared ownership product meant a significant proportion of the value assigned to it relied on the tenants staircasing into ownership from year 10. There were real concerns about the likelihood of tenants being able to staircase as the LLR product assumed and therefore real concerns that the value associated with those LLR products would have been materially overstated in the modelling.

As a result, while this option was not discounted, it was considered to be sub-optimal.

2B – charged at the lower of LHA rents and 80% Market rents

Given the disparity between 80% of Market Rent and the LAR and initial LLR rents this option produced an acquisition ceiling price (prior to any commuted sum payable for the required amendment of the section 106 agreement) that was considered likely to be acceptable to the vendor. However, it was not considered possible to hold 80% DMR products within the HRA and so this option had been discounted.

2C – charged at TA model rents

As with option 2B it was not considered possible to hold TA rent products within the HRA. Detailed modelling was, therefore, not undertaken for this option and it was discounted.

2D – charged at LAR

This option assumed that the existing LAR units remain as LAR but that the LLR units were also operated as LAR. This had the effect of substantially lowering the overall rental income achieved by the scheme.

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Given the overall reduction in rental income the modelling produced a supported acquisition ceiling price well below that which might be considered acceptable by the vendor and has therefore been discounted.

Option 3: (Hybrid option) Units purchased and held in both the HRA and the General Fund

Given that;

Any loss of LAR units from the scheme would be viewed negatively by the planning authority (creating risk of refusal or a large commuted sum liability)

Operating an LLR product either in the HRA or General Fund was not considered a desirable outcome

The principal Temporary Accommodation Need was for 2- and 3-bedroom units a hybrid option had been modelled as follows;

15 x 1-bed units held in the HRA and offered at LAR rents

3 x 2-bed and 13 x 3-bed units held in the General Fund for the purposes of Temporary Accommodation with rents set at 80% of Market Rent.

It was considered that this maintained a mix of genuinely affordable homes (LAR) and intermediate rental homes (previously LLR, now Temporary Accommodation at 80% of Market Rent).

The Hybrid model was borderline in respect of financial viability and permits a ceiling acquisition price at a level considered unlikely to be acceptable to the vendor.

As with option 1B there would be a requirement to amend the Section 106 agreement to proceed with this option

Assuming the required amendment to the Section 106 agreement proved deliverable there was a risk that a commuted sum payment would be required. This was being further explored.

As a result, while this option was not discounted, it was considered to be sub-optimal.

The Recommended Option

It was recommended that the Council pursue the acquisition on the basis of option 1B.

This would require an amendment to the existing Section 106 agreement which in turn would require the support and engagement of the vendor. This had been assured and the Heads of Terms reflected that assurance. The Council's offer was to be conditional on securing the Section 106 amendment. The amendment may include the payment of a commuted sum to reflect a change of affordable housing tenure. It was proposed that any such payment be reinvested in the project.

All 31 units would be accounted for in the General Fund and used for the purposes of Temporary Accommodation with rents set at the lower of the Council's existing Temporary Accommodation Rents or 80% of Market Rent.

The entirety of the block would therefore be under the ownership (leasehold) and management of the Council bringing significant management efficiency benefits.

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This was subject to final due diligence being undertaken prior to any acquisition, which would include but was not limited to a full building acquisition survey and fire assessment.

**8. Commissioning Broadway Living (BLRP) to Deliver New Homes for the Borough in Line with the BLRP Business Plan, Including the Transfer of Assets and Associated Loan Funding Resolved**

That Cabinet:

- i) agrees to commission Broadway Living RP to take forward the Tranche 2 schemes for housing development of circa 753 new homes as set out in Appendix A, these are;
  - Land at Lexden Road
  - Former Northolt Grange Community Centre
  - Land at Park View Road
  - Land at Sussex Crescent
  - Perceval House (3 phases)
  - Land at Mandeville Road (Newmarket Estate)
  - Broomcroft Avenue (Yeading Estate)
  - Canberra Drive (Yeading Estate).

These schemes will be subject to ongoing Council assessment and due diligence for viability and suitability of the schemes and a final decision by Cabinet or the Housing Delivery Cabinet Committee (HDCC) to proceed with the schemes and authorise their disposal to BLRP with associated loan funding.

- ii) approves the revised Financial Plan attached as Confidential Appendix B for Tranche 2 as summarised in Section 4 below which sets out the following;
  - Notes the existing funding allocation within the Council's General Fund capital programme of £400 million for the Broadway Living RP Capital Loans programme.
  - Notes £103.587 million which has previously been agreed and allocated to the first tranche of schemes.
  - Recommends approval for £205.737 million loan funding requirements for Tranche 2 schemes, split £192.216 million for development/investment loans relating to rent and shared ownership developments and £13.521 million for market/commercial loans relating to market sale developments.
- iii) approves the individual scheme funding allocations as set out in Confidential Appendix B of the report, together with an additional £12.268 million to provide capacity to respond to any scheme variations during the development phase.
- iv) delegates authority to the Chief Finance Officer (following consultation with the Portfolio Holders for Genuinely Affordable Homes, Good Growth and Inclusive Economy and the Executive Director of Place) to agree such further scheme variations to those set out in Appendix A of the report, as may be appropriate that sit within the financial approvals set out in 1.2 & 1.3 of the report.
- v) delegates authority to the Chief Finance Officer (following consultation with the Portfolio Holders for Genuinely Affordable Homes, Good Growth and Inclusive Growth, the Executive Director of Place and the Director of Legal and Democratic Services) to negotiate and enter into any necessary scheme specific funding arrangements with BLRP for the schemes listed in Appendix A of the report, consistent with the overarching Funding Facility Agreement and budget allocation to enable Broadway Living RP to acquire the sites.

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- vi) notes the existing £36.675 million budget allocation of which £17.459m relates to the first tranche of schemes approved in July 2021 and £9.5 million is forecasted to be required for the second tranche of schemes within the Council's General Fund capital programme, to cover the pre-transfer costs of sites in the BLRP Business Plan from the Council to BLRP and the re-provision of existing Council services.
- vii) recommends that the balance of the £17.459million allocated to but not required by Tranche 1 should be made available to Tranche 2, should the optimal tax position require that the Council take on the initial construction works prior to disposal to BLRP for certain schemes.
- viii) approves the transfer of 24 homes in BL's ownership, under long leases from the Council, at Surry Crescent and Eastcote Lane and the associated loan funding to BLRP as set out in the approved Financial Plan for Tranche 1.
- ix) delegates authority to the Executive Director of Place and the Chief Finance Officer to take the necessary steps to complete the transfer of sites at Surrey Crescent and Eastcote Lane and provision of loan funding to BLRP respectively following consultation with the Director of Legal and Democratic Services.
- x) delegates authority to the Chief Finance Officer (s151) following consultation with the Executive Director of Place to issue working capital loans to BLRP to support its operations for the financial year 2022/23 up to the value of £500,000. BLRP's operating budget estimate for 2022/23 is set out in Confidential Appendix B of the report.

### **Reason for Decision and Options Considered**

This report was seeking approval for the second tranche of housing development schemes to be taken forward by BLRP. This tranche comprised eight schemes which would deliver up to 753 new homes.

Broadway Living Ltd (BL) was set up by the March 2014 in order to progress the delivery of council housing and affordable housing in particular. The Council subsequently delegated authority to the Executive Director of Place in October 2018 to set up and register a new housing company Broadway Living Registered Provider (BLRP) to complement and supplement delivery of homes through the Council's housing company Broadway Living (BL). At that time the Council carefully considered the other options for increasing the supply of homes in Ealing, especially a high percentage of affordable homes, including keeping the development services internal to the Council or outsourcing and working with another partner or developer.

The Council as the sole shareholder, landowner and funder had commissioned BL and BLRP to take forward a programme of housing as set out in the agreed BLRP Business Plan, which included the transfer of Council owned land to BLRP at "best consideration" and Council loan funding alongside GLA grant needed for the development of new homes.

In working with Broadway Living there was the potential to significantly increase the Council's house building development programme and to provide social benefits of high quality, more energy efficient, secure homes at affordable rents and financial benefits to the Council in reducing the need for temporary accommodation, reducing demand on social care and other support services.

Working with BL had also contributed to delivery of the Council's current target of 2,500 genuinely affordable homes and Tranche 2 will contribute to future Council targets.

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The schemes set out in Appendix A were being developed in line with planning policy, were aiming to be zero carbon developments, where any carbon offset proposals were delivered in the local vicinity. Overall, the schemes would play a vital role in increasing the supply of affordable homes in the Borough. On each site options in terms of housing mix, design and development had been considered and assessment would be ongoing as more detailed scheme development including design and local engagement was undertaken. A further report would be brought to Cabinet or Housing Delivery Cabinet Committee for final decisions on the schemes, including the terms of site disposal and loan funding once the detailed work has been completed.

## **9. Update on Energy Efficiency Funding – Grants Related to Tackling the Climate Crisis**

### **Resolved**

That Cabinet:

- i) approves additional capital expenditure of £8.375m being incepted into the 2022/23 capital programmes for the Phase 1 for the Home Upgrade Grant, to be funded wholly from that grant. Noting also that the Council will act as accountable body for the delivery Partnership with a requirement for spend by 31 March 2023, or agreed amended timescales.

### **Reason for Decision and Options Considered**

The Ealing Climate and Ecological Emergency Strategy (CEES) set a date of 2030 to be a net zero carbon borough. Each of the grant funding schemes below contributes to this commitment.

### **Phase 1 of the Home Upgrade Grant**

The council's climate strategy (CEES, January 2021) committed to developing resources for residents to improve privately owned housing stock within the borough.

The Sustainable Warmth competition brought together two fuel poverty schemes (Local Authority Delivery Phase 3 and Home Upgrade Grant Phase 1) into a single funding opportunity for Local Authorities (LAs). The two schemes that made up the Sustainable Warmth competition had a shared goal to contribute to the aims set out in the Sustainable Warmth: protecting vulnerable households in England strategy. Both schemes aimed to support low-income households in England, living in energy inefficient homes by installing energy efficiency and low carbon heating upgrades with a delivery timeframe of January 2022 to March 2023.

As agreed by Cabinet on 16 June 2021, the council led the consortium bid for the Sustainable Warmth competition. Ealing would continue to lead a partnership delivery approach to home retrofits, as Cabinet agreed in June, for future phases of the programme. All council costs were covered by the grant in their entirety (see Admin & Ancillary in table below). For this phase of delivery, the partnership is between 13 London boroughs: Barnet, Brent, Camden, Ealing, Hammersmith & Fulham, Harrow, Hillingdon, Hounslow, Lambeth, Kensington & Chelsea, Newham, Richmond, and Wandsworth.

After an initial award for only the Green Homes Grant: Local Authority Delivery Phase 3 in December 2021, the funder had now made a funding offer to include the Home Upgrade Grant.

This grant was targeted at "off gas grid homes" with an aim of upgrading homes to a target energy efficiency rating of EPC C – or EPC D where this was not possible. The grant provided between £10,000 to £25,000 per home to make upgrades to improve

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energy performance, depending on the starting EPC band and the starting heating fuel type.

Ealing's successful funding award had now been extended to include the Home Upgrade Grant.

A project board, consisting of representatives from each partner borough, as well as staff from the West London Alliance, representing senior management of the participating boroughs, would meet fortnightly to discuss communications strategies, cases which required additional resources outside the scheme, and to monitor lessons learned and best practice.

The partnership would continue to use the existing Greater Southeast Energy Efficiency Hub (GSEEH) Managing Agent Framework and Access Agreement, by extending the council's current contract with WarmWorks as managing agent, who were delivering our £10.78m Phase 2 programme. WarmWorks was a joint venture partnership between Everwarm, Energy Savings Trust, and Changeworks and were procured using the GSEEH's Managing Agent Framework for the GHG:LAD Phase 2. WarmWorks would continue to sub-contract management of the call centre and pre-screening for referrals to Groundwork London.

Of the 212,492 fuel poor households in the 13 boroughs we had already identified 71,697 as both living in EPC E, F, or G rated properties and either being in receipt of housing benefit, council tax discount, or as having income under £30,000, indicating they will be eligible for either the HUG or LAD scheme. 8,699 low-income tenants in private rentals have also been identified.

By March 2023, the full programme (GHGH:LAD Phase 3 and HUG Phase 1) aimed to retrofit up to 1915 homes across the partnership, and would target up to 140 privately rented properties and 190 socially rented properties. As with the GHG:LAD Phase 3 programme, it was anticipated that residents of Ealing would benefit from a roughly proportional amount of the HUG grant funding, approximately £560k.

#### **10. Internals Refurbishment Framework Agreement - Award of Contract (2088 Year 4) Resolved**

That Cabinet:

- i) notes the outcome of the mini-competition evaluation process, authorised by the Director of Safer Communities and Housing (March 2017 and Cabinet of July 2021) detail as contained within the Mini Competition Evaluation Report as attached in Confidential Appendix A of the report.
- ii) authorises the award of two Joint Contracts Tribunal (JCT) measured term contracts for the fourth annual programme of internal refurbishment works to R Benson Property Maintenance Ltd and Greyline Builders Ltd for Year 4 works under mini-competition for this framework.
- iii) authorises inviting and evaluating tenders under a mini-competition on the internal refurbishment framework Year 5 Lot 1, for the fifth year's programmed works, within the agreed framework, utilising the suppliers approved within the framework contract.
- iv) notes that the cost to deliver these required internal improvement works of £7m for 12 months from 1 April 2022 within Year 1 Lot 4 for the two contracts will be funded from within the approved HRA Capital Housing improvement scheme budget to align with the HRA 30-year capital forecast.

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### **Reason for Decision and Options Considered**

On 12 September 2017 Cabinet delegated authority to the Director of Safer Communities and Housing upon completion of the tender process (for the procurement and setting up of an internal refurbishment framework) to:

- a) Award framework contracts in line with the evaluation criteria.
- b) Run mini-competitions within the framework call-off procedures for the duration of the framework, and
- c) Award call off contracts upon completion of annual mini-competitions.

Pursuant to the Cabinet delegation to award framework contracts the Director of Safer Communities and Housing on 16 July 2019:

- a. Appointed the top 4 ranked contractors to the Lot 1 framework contract for the annual programme of installation works. The contractors; ENGIE Regeneration Ltd, Greyline Builders Ltd, Masher Brothers Ltd and R. Benson Property Maintenance Ltd, this enabled them to bid for annual programmes of works under the mini-competition.
- b. Appointed the top 6 ranked contractors to the Lot 2 framework contract for ad-hoc works. The contractors; Diamond Build PLC, ENGIE Regeneration Ltd, Greyline Builders Ltd, Masher Brothers Ltd, R. Benson Property Maintenance Ltd and T Gilmartin Ltd.

Pursuant to the Cabinet delegated authority to run mini-competitions, in July 2021 the Director of Place Delivery Environmental Services authorised inviting and evaluating tenders under a mini-competition of the Council's internal refurbishment framework Lot 1 (which commenced on 9th September 2019) for the fourth year's programmed works (period 2022-2023) utilising approved suppliers from within the agreed framework contract.

The quantity of Year 4 programme of works had increased significantly; programmes originally planned for Years 1 and 2 were aborted due to the COVID pandemic. The current Year 3 programme was also delayed due to the pandemic; with works not commencing until September 2022. The combined effect of the pandemic and the Council's decision to re-categorise replacement on age from 30 to 20 years for Kitchens and from 40 to 30 years for Bathrooms had impacted on the quantity of required internal works for Year 4 programme. As a result of the higher quantity of works the Year 4 programme had been divided on a geographical basis between two framework contractors to enable completion of works by 31<sup>st</sup> March 2023.

This report was seeking authority to award two JCT measured term contracts to the most advantageous tenders following a mini-competition.

The existing Framework agreement expired in September 2022; in order to obtain best value for the Council it was vital to maximise the remaining time available under this Framework. This report also sought approval to invite and evaluate tenders under a mini-competition for the fifth annual programme Year 5 Lot 1. Year 5 mini-competition would be required to be issued in July 2022 and awarded by Cabinet in September 2022 (prior to expiry of the current Framework) to maintain continuity of delivery of the internal works programme.

Following completion of the Decent Homes works, replacement kitchens and bathrooms had historically been delivered via a variety of small and medium sized value contracts, including major voids and repairs contractors, the use of this framework ensured a

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consistent and planned approach as part of the HRA Capital Investment Programme to align with the overall Housing strategy.

In preparation for the procurement of this contract, a mini competition exercise for Lot 1 Year 4 was undertaken (15/02/2022 and 01/03/2022), the documents issued on the portal for this mini competition indicated a contract value in the region of c£7m.

Following evaluation of bids submitted on this framework (ENGIE Regeneration Limited and Masher Brothers Limited opted out of submission due to insufficient resource to meet delivery requirements). It was recommended R. Benson Property Maintenance and Greylane Limited be selected as the new delivery providers, full details were as contained within the mini competition evaluation report as attached in Confidential Appendix A of the report. The Evaluations report set out the mini-competition procurement process and how each bid was evaluated against the agreed pre-determined criteria and weightings in accordance with the Invitation to mini-competition and instructions to contractors.

The requirement for planned internal refurbishment improvement works was identified through stock condition survey data (SCS). The stock condition survey (SCS) data of 2021 as provided by Michael Dyson Associates (MDA) was reviewed and validated by the Housing Property and Asset Management Team. Kitchen and bathroom replacements were previously undertaken in 2004 when the Decent Homes programme started, in addition to these internal refurbishment improvement works a backlog of Occupational Therapist (OT) wetrooms would also be undertaken. Further validations would take place jointly between Ealing and the new providers to confirm requirements for the programme. Assets had been identified using a mixture of on-site validation surveys and information from the asset management database.

Following expiry of this framework Ealing would procure a new long term JCT measured term contract (proposed 5 years) to enable continuity of the delivery of internal kitchen and bathroom replacement works without a break until March 2029.

#### **11. Council Performance Report Quarter 3 2021/22**

##### **Resolved**

That Cabinet:

- i) notes the contents of the report;
- ii) notes the progress made against the Council Plan performance indicators to the end of the third quarter of 2021/22 (October – December 2021)
- iii) records its thanks and appreciation to Councillor Millican and Councillor Rooney, who were both stepping down at the next election, for the time, energy and focus which they had contributed to the Corporate Parent Committee over a number of years.

##### **Reason for Decision and Options Considered**

The purpose of this report is to provide Cabinet with a summary of the council's performance at the end of Quarter 3 2021/22. The report also lists the indicators whose performance information will not be available this year due to the impact of the Covid19 pandemic.

#### **12. Date of Next meeting and Record of Thanks**

##### **Resolved**

That Cabinet

- i) notes that the next meeting of Cabinet would be held on 15 June 2022 at 7pm.

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- ii) thanks officers for their guidance and sound advice given with rigour and professionalism throughout the year
- iii) thanks Councillor Mason for his leadership of Cabinet.
- iv) thanks officers and Linda Zimmerman (Democratic Services) who had supported Cabinet in its administration and its meetings during this tumultuous period with new technology to enable meetings to be broadcast.

Councillor Peter Mason, Chair

**Date**

The duration of this meeting was 7pm to 7:45pm

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