

Thursday, 16 February 2023

## Report of the Assistant Director, Assets

### Progress Report on the implementation of Price Per Property for Housing Repairs

#### Exempt Information

Not Exempt

#### Purpose

This report provides a progress update on the implementation of the Price Per Property model for the Council's housing property.

#### Recommendations

It is recommended that:

1. Committee notes the content of this report

#### Executive Summary

On 1<sup>st</sup> December 2022, Cabinet approved the implantation of a Price Per Property [PPP] model for delivering housing repairs in favour of the current, and previously used Schedule of Rates [SOR] pricing model.

Since the transition to PPP was approved by Cabinet the housing repairs team led by the Head of Repairs have been working with the Contracts Manager and Quantity Surveyors at Equans to develop the delivery of the service under the PPP model.

As set out in the Cabinet report the PPP model relates only to general housing repairs, gas servicing has always been delivered using a PPP model, planned works and void works will continue to be delivered using the SOR. The PPP model includes all reported repairs with a SOR value up to £7,000, which based on historic data would include all repairs carried out since the inception of the current contract.

Key tasks undertaken since approval of the move to the PPP model: -

- Scoping meeting with contractor to ensure that all parties fully understand how the model will work.
- Identification of works that would fall into planned programmes.
- Development of new SOR codes that can be used as markers in the housing repairs system to properly capture repairs and ensure that a robust repairs history is maintained.
- Agreement reached on the level of detail required when logging repairs.
- Housing management system [Orchard] updated to take account of PPP model.
- Review of annual budgets and inclusion of costs in the budget forecasts and Housing Revenue Account business plan.

Key tasks to be completed before implementation: -

- Updating of Repairs Policy to reflect implications of the move to PPP.
- Training for Council and Contractor staff on the implications of the move to the PPP model.
- Review and closing-down of all jobs issued and completed before 31<sup>st</sup> March 2023 to ensure a smooth transition to the PPP model.

Post implementation tasks: -

- Move from quantitative checks on completed work to solely qualitative checks.
- Review repairs reported against repairs completed to ensure that all jobs reported are being completed in line with the contract.
- Work with contractor to maximise the mutual benefit of the move to PPP in improving service to the tenants.

### **Options Considered**

No new options considered since approval by Cabinet.

### **Resource Implications**

The move to PPP can be delivered within budget.  
No new resource implications since approval by Cabinet

### **Legal/Risk Implications Background**

No new risk identified since approval by Cabinet.

### **Equalities Implications**

Now new issues identified since approval by Cabinet.

### **Environment and Sustainability Implications (including climate change)**

Now new issues identified since approval by Cabinet.

### **Background Information**

The proposals relating to the move to a PPP model have previously been discuss at this committee and have been approved by Cabinet.

### **Report Author**

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### **List of Background Papers**

None

### **Appendices**

None