

Housing Scrutiny Committee

26 January 2016

Capital Programming Scrutiny: Draft Recommendations

The following recommendations have been drafted in consultation with the Chair. The Committee is invited to consider these and make any additions or amendments required. The Committee is due to receive further witness evidence at the meeting and the draft recommendations may require revision in light of that evidence.

The wording of the below recommendations is in draft form. The final wording of all recommendations will be considered by the Chair and set out in the full scrutiny report, to be agreed at the next committee meeting.

Draft Recommendations for discussion

1. In future capital works contracts, the council should consider increasing its role in the selection of sub-contractors, to ensure that those contractors which carry out high-quality work, establish positive relationships with residents and use local labour are preferred over those with recorded performance issues.
2. That penalty clauses be reinstated into future capital works contracts to ensure appropriate recourse in instances of poor performance.
3. Given the financial challenges facing the council, all procurement options be explored to ensure that best value is achieved when the capital works contracts are due to be re-tendered. The council should consider if the greatest value can be obtained through term partnering agreements, procuring works in smaller lots, or carrying out certain works in-house.
4. To assist in the future procurement of capital works, consideration be given to establishing a benchmarking club with other London local authorities, to ensure best practice on contractual, financial, and performance matters.
5. In order to continue gauging satisfaction and identifying performance issues, the council should continue and expand the pilot survey of residents before, during and after capital works.
6. The seven-year basis of the cyclical improvement programme be reviewed to ensure that the greatest value for money is achieved. It is suggested that the basis of any capital works programme should be flexible and based on the life-cycles of components.

7. Following previous resident involvement in the selection of capital works contractors, tenants and leaseholders should continue to be involved in decisions about procurement and the future of the service.
8. To improve the response to capital works consultations, the council seek to engage further with tenants and leaseholders, particularly those in areas without TRAs which tend to have a lower response rate to consultations.
9. **Recommendation on the use of local labour, subject to the evidence submitted by the council's capital works contractors?**
10. **Recommendation on future confidentiality clauses and schedules of rates, subject to the evidence submitted by Islington Leaseholders Association to be considered at the meeting?**
11. **Recommendation on carrying out certain works in-house?**