

**MINUTES OF THE CABINET PROCUREMENT COMMITTEE
TUESDAY, 7 JULY 2009**

Councillors *Bob Harris (Chair), *Bevan, *Kober and *Reith

MINUTE NO.	SUBJECT/DECISION	ACTION BY
PROC05.	<p>DECLARATIONS OF INTEREST (Agenda Item 3)</p> <p>Councillor Reith declared a personal interest in respect of items 10 North Tottenham Decent Homes Programme 2009/10 – Phase NT11, 11 Wood Green Decent Homes Programme 2009/10 Phase WG16, and 12 Wood Green Decent Homes - Year 2 – Commerce Road Community Centre.</p>	HLDMS
PROC06.	<p>MINUTES (Agenda Item 4):</p> <p>RESOLVED:</p> <p>That the minutes of the meetings held on 28 April, 14 May and 11 June 2009 be approved and signed.</p>	HLDMS
PROC07.	<p>SOCIAL CARE SPOT CONTRACTS (1ST APRIL 2008 - 31ST MARCH 2009) (Report of the Director of Adult, Culture and Community Services - Agenda Item 6):</p> <p>We noted that the Social Care Spot Contracts report was for information only and was prepared annually to provide our Committee with a summary of block contracts and spot contracts for each financial year, comparing activity to the previous financial year. The report now submitted covered the financial year 2008/09, and compared to the previous financial year 2007/08</p> <p>Our attention was drawn to the table at paragraph 7.8 ‘Summary: Adults & Older People Spot Contracts’ and clarification was sought of whether the increased cost of spot contracts shown (£1.5 million - 6.26%) fully took into account the reduction in the total number of contracts (-50 - 4.45%). Officers indicated that they would provide Members of the Committee with details of the percentage increase by contract.</p> <p>With regard to maximising the utilisation of in-house residential and nursing capacity as mentioned in paragraph 8.2 of the report, we asked that Members of the Committee be provided with details of the occupancy rates in the Council’s own establishments on 7 July 2009.</p> <p>RESOLVED:</p> <p>That the report be noted.</p>	<p>DACCS</p> <p>DACCS</p>
PROC08.	<p>BOILER/MECHANICAL AND ELECTRICAL PLANNED PREVENTATIVE MAINTENANCE CONTRACTS (Report of the Director of Corporate Resources - Agenda Item 7):</p>	

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	<p>The Appendix to the interleaved report was the subject of a motion to exclude the press and public from the meeting as it contained exempt information relating to the business or financial affairs of any particular person. We noted that an amended version of the Appendix had been circulated which contained details of the quality scores of the tenders submitted.</p> <p>In response to a question, the Committee was advised that if the provisional number of hours of labour on reactive repairs for which provision was made in the contract was exceeded then the same hourly rate would be charged. Any extra hours required would result in an increase in the projected annual cost.</p> <p>RESOLVED:</p> <p style="padding-left: 40px;">That, in accordance with Contract Standing Order 11.03, approval be granted to the award of Lot 1 boiler maintenance and Lot 2 mechanical and electrical systems in a single period of 2 years with the option to extend by a further two 1 year contracts to Purdy Contracts Ltd. on the terms and conditions set out in the Appendix to the interleaved report.</p>	DCR
PROC09.	<p>REPLACEMENT OF THE WATER TREATMENT SYSTEM AT TOTTENHAM GREEN LEISURE CENTRE - WAIVER OF CONTRACT STANDING ORDERS (Report of the Director of Adult, Culture and Community Services - Agenda Item 8):</p> <p>The Appendix to the interleaved report was the subject of a motion to exclude the press and public from the meeting as it contained exempt information relating to the business or financial affairs of any particular person.</p> <p>We noted that the regenerative water system proposed would cost some £110,000 -170,000 more than the traditional system but that Sustainable Investment Funding (SIF) had been secured to bridge the gap in costs which would be recovered over time through reduced utilities revenue spend.</p> <p>RESOLVED:</p> <ol style="list-style-type: none"> 1. That, in accordance with Contract Standing Order 7.02, approval be granted to a waiver of Contract Standing Order 8.04 in respect of the contract for the replacement of the water treatment system at Tottenham Green Leisure Centre as the nature of the market is such that a departure from the requirements of Contract Standing Orders is justified. 2. That in accordance with Contract Standing Order 11.01 (b) approval be granted to the award of the contract for the replacement of the water treatment system at Tottenham Green Leisure Centre to Europools PLC. on the terms and conditions set out in the Appendix to the interleaved report with a construction 	<p>DACCS</p> <p>DACCS</p>

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	<p>period of 10 weeks based on the work commencing in December 2009 and being completed by March 2010.</p> <p>3. That the total estimated cost including fees and estimated contingencies as set out in the Appendix to the interleaved report be noted.</p>	
<p>PROC10.</p>	<p>PARKLAND WALK IMPROVEMENTS - PROJECT MANAGER APPOINTMENT (Report of the Director of Adult, Culture and Community Services - Agenda Item 9):</p> <p>The Appendix to the interleaved report was the subject of a motion to exclude the press and public from the meeting as it contained exempt information relating to the business or financial affairs of any particular person.</p> <p>We noted that an updated version of the report had been circulated which sought approval to a waiver of Contract Standing Orders only. The value of the contract being within the delegated authority limit, the Director of Urban Environment would be able to approve the contract award.</p> <p>RESOLVED:</p> <p>That, in accordance with Contract Standing Order 7.05, approval be granted to a waiver of Contract Standing Order 6.04 in respect of the award of contract for the appointment of a project manager for the Parkland Walk Improvement Programme.</p>	<p>DACCS</p>
<p>PROC11.</p>	<p>NORTH TOTTENHAM DECENT HOMES PROGRAMME 2009/10 PHASE NT11 (Report of the Director of Urban Environment - Agenda Item 10):</p> <p>Councillor Reith declared a personal interest in respect of this items by virtue of being a leaseholder.</p> <p>The Appendix to the interleaved report was the subject of a motion to exclude the press and public from the meeting as it contained exempt information relating to the business or financial affairs of any particular person.</p> <p>Members of the Committee expressed concern about the layout and content of the report generally. In terms of layout, particular disquiet was voiced about the repetitious nature of some of the text (paragraphs 3.1 and 7.1 were cited as examples), the need for addresses to be more clearly set out in the table of property address location at paragraph 7.6 and the reference in paragraph 9.1 to various properties in the 'Wood Green Area' when the report related to a Phase of Works in North Tottenham. Also references to colour coding when reports were printed in black and white.</p> <p>With regard to content, clarification was sought of why the roofing works</p>	<p>DUE</p>

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<p>to the block at 2-32 Whitehall Street were to be procured at a later date while the internal works were to be carried out as part of this Phase. Having been advised that this was likely to have been due to cost considerations when works were packaged we asked that officers ensure that tenants there were advised that the works would be carried out in separately and given an explanation for the delay in the roofing works if it did not prove possible to do all of the works at the same time.</p>	<p>DUE</p>
<p>With regard to Digital Satellite Provision, we noted that a report to another Members body had already been requested. While accepting that there was merit in providing an integrated satellite reception system while the scaffolding for other works was in place, the Committee questioned whether it was necessary at this stage to specify so precisely the provision that was to be made pending the outcome of those deliberations.</p>	<p>DUE</p>
<p>Clarification was also made to the reference in the report to window and door grills and the view expressed that the question of whether or not these had to be removed as part of the works was a housing management issue and not pertinent to the contract award now under consideration. The Committee asked that a discussion paper on this matter be prepared for the Leader for consultation with her Member colleagues.</p>	<p>DUE</p>
<p>The Committee noted that in the light of further information the content of paragraph 9.3 in relation to the extra costs of pitched roofs conversions being funded from the Major Repairs Allowance needed to be revised. In this connection the Committee indicated that there was a need to consider the implications of utilising funds from that Allowance for this purpose. The Committee also noted that a Decent Homes Programme Board had been established and it was suggested that there would be merit if the issues raised in relation to integrated satellite reception systems, removal of window and door grills and use of the Major Repairs Allowance were referred to that Board for consideration.</p>	<p>DUE</p>
<p>Concern was also voiced that the details of the outcome of the statutory consultation carried out with leaseholders about financial contributions and of the wider consultation with leaseholders and tenants about the programme of works were not reported.</p>	
<p>Our Chair indicated that in future he would not be prepared to accept reports which were incomplete or in any way inadequate.</p>	
<p>RESOLVED:</p> <ol style="list-style-type: none"> 1. That, in accordance with Contract Standing Order 11.03 and subject to satisfactory clarification of the funding arrangements for the costs of pitched roof conversions and of the integrated satellite reception system to be installed, approval be granted to the award of the contract for the detailed programme of works to various properties in the North Tottenham Area known as NT11 to Lovell Partnerships on the terms and conditions set out in the 	<p>DUE</p>

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	<p>Appendix to the interleaved report..</p> <p>2. That the total Agreed Maximum Price (excluding fees) as set out in the Appendix to the interleaved report be noted.</p>	
<p>PROC12.</p>	<p>WOOD GREEN DECENT HOMES PROGRAMME 2009/10 PHASE WG16 (Report of the Director of Urban Environment - Agenda Item 11):</p> <p>Councillor Reith declared a personal interest in respect of this items by virtue of being a leaseholder.</p> <p>The Appendix to the interleaved report was the subject of a motion to exclude the press and public from the meeting as it contained exempt information relating to the business or financial affairs of any particular person.</p> <p>The Committee observed that the comments which they had made on the preceding report in relation to digital satellite provision, window/door grills and the results of leaseholder and wider consultation applied equally to this report.</p> <p>RESOLVED:</p> <ol style="list-style-type: none"> 1. That, in accordance with Contract Standing Order 11.03 and subject to satisfactory clarification of the funding arrangements for the costs of pitched roof conversions and of the integrated satellite reception system to be installed, approval be granted to the award of the contract for the detailed programme of works to various properties in the Wood Green Area known as WG16 to Mulalley & Co. Ltd. on the terms and conditions set out in the Appendix to the interleaved report. 2. That the total Agreed Maximum Price (excluding fees) as set out in the Appendix to the interleaved report be noted. 	<p>DUE</p>
<p>PROC13.</p>	<p>WOOD GREEN DECENT HOMES PROGRAMME 2009/10 - WG COMMERCE ROAD COMMUNITY CENTRE (Report of the Director of Urban Environment - Agenda Item 12):</p> <p>Councillor Reith declared a personal interest in respect of this items by virtue of being a leaseholder.</p> <p>The Appendix to the interleaved report was the subject of a motion to exclude the press and public from the meeting as it contained exempt information relating to the business or financial affairs of any particular person.</p> <p>We noted that as part of the Decent Homes Programme delivery plan it had be agreed that the constructor partner would set up a 'Hub' in each contract area for the duration of the programme and that the Commerce Road Community Centre had been identified as a suitable 'Hub' location for the Wood Green area. It was proposed that the contractor</p>	

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	<p>undertaking the Decent Homes Programme would renovate the building for their use with just under half of the building set aside for community use for the period of occupation for the next 4 years. At the end of the programme negotiation will take place with residents to return the building fully refurbished for community use. The Committee commented that they would have liked to have seen longer term proposals for the future use of the Community Centre. In this connection reference was made to other community centres which also required consideration and we asked that a discussion paper be submitted to the Decent Homes Programme Board.</p> <p>RESOLVED:</p> <ol style="list-style-type: none"> 1. That, in accordance with Contract Standing Order 11.03, approval be granted to the award of the contract for the refurbishment of the disused Community Centre, Commerce Road in the Wood Green Area known as WG Commerce Road to Mulalley & Co. Ltd. on the terms and conditions set out in the Appendix to the interleaved report.. 2. That the total Agreed Maximum Price (excluding fees) as set out in the Appendix to the interleaved report be noted. 	<p>DUE</p> <p>DUE</p>
<p>PROC14.</p>	<p>STATUTORY GAS SAFETY CHECKS AND MAINTENANCE TO PRIVATE SECTOR LEASED PROPERTIES AND HOSTELS (Agenda Item 13):</p> <p>With the consent of the Committee this item was withdrawn</p>	

The meeting ended at 19. 47 hours.

BOB HARRIS
Chair