

Report for: Cabinet 17 June 2025
Title: Housing Asset Management Partnering Contracts

Report authorised by: Jahed Rahman, Director of Housing

Lead Officer: Christian Carlisle, Assistant Director of Asset Management

Ward(s) affected: All

Report for Key / Non-Key Decision: Key Decision

1. Describe the issue under consideration

- 1.1 This report seeks approval to award four long-term Partnering Contracts, across four geographical Lots, to four separate providers, for Housing Asset Management. This follows a mini competition via the recently procured London Construction Programme MW24-H Housing Framework (Lot2.3) for the delivery of Housing Major Works to properties owned and managed by the Council.
- 1.2 The successful service providers will provide a range of investment and refurbishment works to the Council's housing stock. The provider will also carry out several initiatives through the Social Value portal.
- 1.3 The contracts will be awarded for a period of 10.5 years (5.5 years, with an optional 5-year extension).

2. Cabinet Member Introduction

- 2.1 We are investing in the refurbishment of thousands of council homes across Haringey.
- 2.2 This plan puts more than £0.5bn into refurbishments over the next ten years – driving up the comfort and quality of our homes. It will bring 100% of council homes in Haringey to Decent Homes standard – by 2028. It will take the average council home from a C-grade energy rating to B-grade, cutting bills for thousands of residents. That means double glazing going in, new modern boilers, wall and loft insulation, new front and back doors and much more.
- 2.3 To make this happen we're transforming the way that we get the builders in. Instead of having lots of little contracts, we're going to agree a few big contracts – four across each quarter of the borough.
- 2.4 We're going to watch closely how those firms do, making sure that they constantly deliver quality.
- 2.5 What this also lets us do is bring our residents into decision-making in a much bigger way – both in procurement and governance. When we're designing repairs or refurbishment for a series of homes or a whole building, there's a real opportunity to collaborate with residents on how that looks, through regular engagement and our Resident's Voice Board. We are writing the requirement to do this into our contracts.
- 2.6 At the same time, the scale and length of these contracts allows us to create jobs and opportunities for local people. We are maximising social value in the contracts. We want to see

local jobs created. We want to see local apprentices taken on. We want to see investment into the local community. That too will be written into the contracts that we set.

- 2.7 This agreement will embed a partnership with the appointed firms in our borough for the long term, bringing investment not just in bricks and mortar but in our communities across the borough.

3. Recommendations

It is recommended that Cabinet:

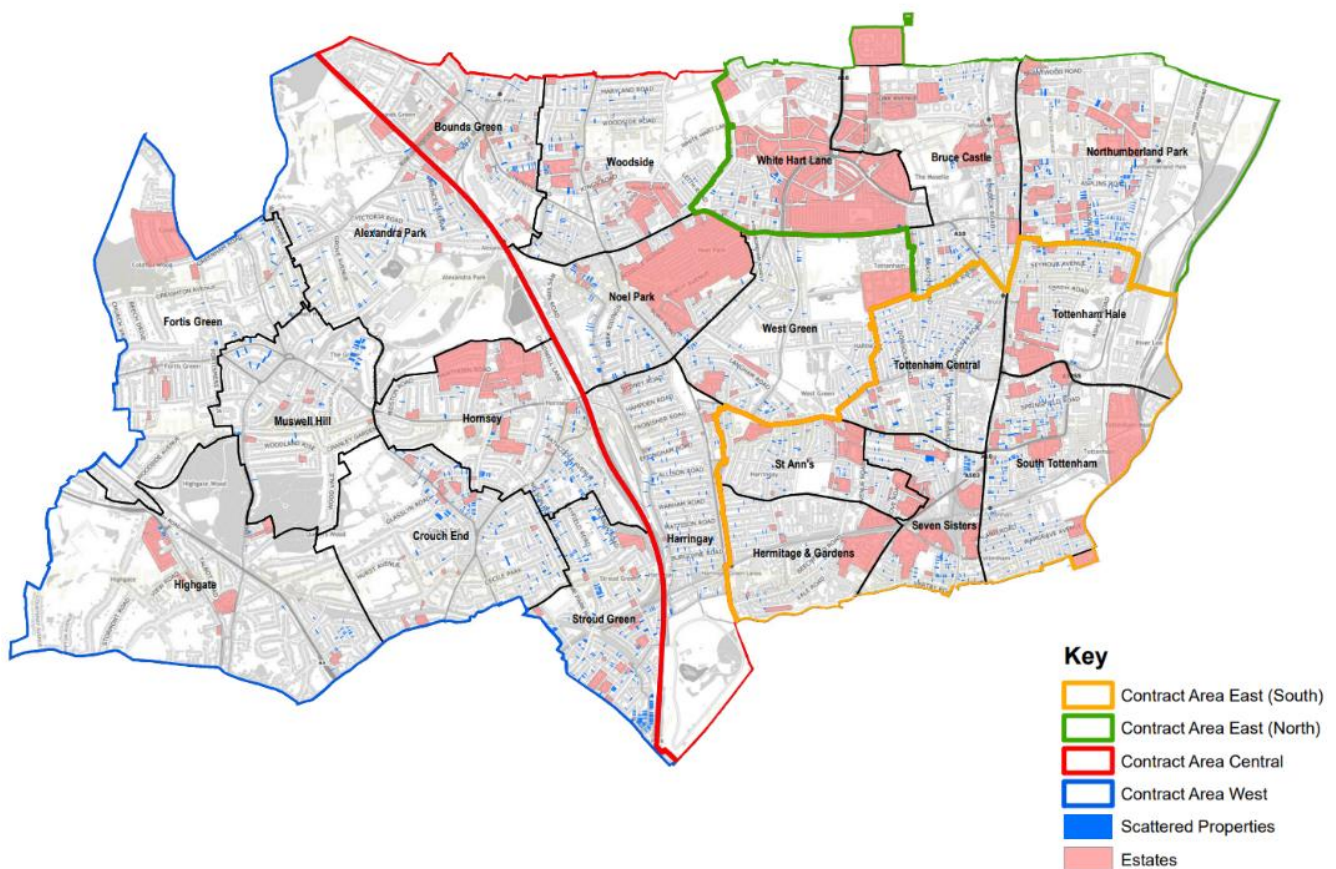
- 3.1 approve the award of the four partnering contracts across four geographical Lots, to four separate successful bidders in accordance with CSO2.01 (C)
- 3.2 approve delegated authority for the Director of Housing, in consultation with the Corporate Director of Finance and Resources, to issue works orders under the contract in line with the annual Cabinet approved, Housing Revenue Account Housing Capital Programme.

4. Reasons for decision

- 4.1 Haringey Council (the Council) owns and manages approximately 20,500 properties within the London Borough of Haringey.
- 4.2 The award of the four contracts supports the strategy approved by Cabinet in July 2022 'Partnering Contracts Strategy for Housing Major Works' and establishes four long-term partnering contracts which were identified as the best way to address decency issues which adopts a holistic approach to refurbishing properties and blocks (both tenanted properties and leasehold) and maximizes the social value benefits of the Council's investment. Key objectives of these contracts will include:
- Ensuring that all stock meets the Decent Homes Standard, and this is maintained going forward.
 - Ensuring that all Council owned homes have a minimum of an EPC B by 2035.
 - Ensuring that statutory safety standards are maintained in all blocks.
 - Providing employment and training opportunities; supporting and enabling SME supply chain in the borough to benefit from the investment and involving our residents at all stages in the procurement and delivery process.
- 4.3 In December 2023 Cabinet approved a New Housing Asset Management Strategy. This strategy established a clear process for prioritizing investment in the Council's Housing stock; set a new standard for investment by the Council and defined the framework for the delivery of this investment. This framework will be created through the establishment of long-term partnering contracts and the Cabinet approved strategy (July 2022). This robust streamlined framework will improve the commissioning and delivery of housing investment; contract administration and management of contracts; performance management of the contractors; and the realisation of value for money and social value.

- 4.4 The Partnering Contracts will deliver Housing capital investments works to properties owned and managed by the Council and includes but not limited to:
- Decent Homes related works
 - Building Safety & Fire Safety related works
 - Block refurbishment works
 - Mechanical & Electrical works
 - Decarbonisation related works
 - Neighbourhood & Estate improvement works
 - Internal and external cyclical works
- 4.4 A procurement process was undertaken, via a mini competition through Lot 2.3 of the newly procured LCP Housing framework, to find four suitably qualified contractors, A separate contractor will be selected for each of the four geographical lots. Each contract will provide capital repairs and maintenance services to the Council's housing stock. It is recommended that four contracts are awarded, one to each of four separate recommended bidders identified through the tender evaluation process.
- 4.5 As part of the mini-competition bidders could apply for multiple lots but be awarded a maximum of one lot. Each bidder was required to set out their lot preferences in their tender submission.

CONTRACT AREAS, WARDS, ESTATES & SCATTERED PROPERTIES



5. Alternative options considered

5.1 Contractual Options

5.1.1 **Continue with procuring contracts individually.** This route does not support wider corporate objectives as it limits the opportunities for co-production and delivery of social value. This approach will be at risk of the uncertain market conditions in the construction industry. When contractors have the certainty of longevity it enables them to invest in the contract, implement social value and drive down supply chain costs, this cannot be achieved when contracts are let individually. The council are not permitted to segregate contracts to avoid having to tender to the open market for contracts with a value over the public works threshold of £4.733m. There is also the management cost of continuously producing specifications and going out to tender as well as running leaseholder consultation processes. This would allow officers to concentrate resources on contract management.

5.1.2 **To put in place a framework with annual contract awards.** A framework agreement is a type of contract that is commonly used as a multi supplier agreement, establishing a relationship with a number of alternative contractors to deliver works as an approved contractor. This arrangement does reduce some of the risk of single contract procurement because works are delivered through a framework, and an annual award is given to contractors. However, because continuity of work is not guaranteed, the wider social value can be reduced, especially in terms of meaningful employment and technical apprenticeships, as decisions are taken annually. Also, as there is an annual award of work it is harder to involve contractors early in the planning stages. The uncertainty of continuity could also deter the market in uncertain times.

5.1.3 **Awarding contracts based on type of work.** The approved Asset Management Strategy is that, wherever possible, works to residents' homes are delivered in a holistic manner, the reason for this is to reduce the impact on residents, as works are undertaken at the same time. If the contracts were let based on work types rather than property it would be a departure from this strategy. The in-house team could undertake works coordination, but this is not a skill set which we currently have and liability for delays would become the Council's responsibility not the contractors if we were going to take on this role. There are significant financial advantages to delivering works holistically. It reduces access requirements and site set up and management costs that are incurred when works are delivered under separate contracts. There can also be an impact on warranties and contractor liabilities if another contractors' work could be seen as the reason for product failures or damage.

5.1.4 **Deliver the works in-house.** Currently, the Council delivers its housing repairs and maintenance service through an in-house team for a value in the region of £20 million per annum. A small kitchen and bathroom programme, circa £1 million was delivered in-house in 2020/1, this highlighted that at the current time there are not the skills in-house at management or operative level to deliver this type of work. The step change required to deliver this type of work would be significant. Alongside this there is a significant amount of risk attached to this type of work. The risks include Health and Safety, Building Safety, supply-chain, and availability of the labour. Working with contractors in a partnering arrangement will also enable our staff to develop key skills, which if at a future date it was seen as appropriate to move to an in-house delivery model, there would have been considerable learning from commercial partners in delivering works of this nature.

5.2 Partnering Options Considered

- 5.2.1 **Period of the Contract** Across the local authority and housing sectors several partnering contracts for major works have recently been awarded or are going through the procurement process. Clarion let their major works partnering contract for 20 years, London and Quadrant are procuring their contract for 15 years and Hackney are currently out to market for a 4-year major works framework. After taking market advice, 10 years with a 5-year break clause was considered appropriate for Haringey. The procurement and full mobilisation of the contract will take in the region of 2 years and therefore the contract needs to be long-enough to be attractive to contractors to want to bid for the work and for the Borough to gain the long-term contractual benefits. It was felt there would be too many changes in the wider environment to commit to a contract in excess of 10 years. The five-year break clause can be used for one or all of the contracts, which gives a high-level of flexibility.
- 5.2.2 **Number of contracts** Options were considered for how to divide the lots for the works valued at £570 million pounds. One or two contractors were ruled out due to the capacity of contractors to deliver this level of work per annum and the risks associated with only working with one or two contractors including poor performance and contractor insolvency. More than four contracts were ruled out as it was felt that this would dilute the benefits of long-term agreements with a small number of committed contractors. Alignment with the Council's Corporate Delivery Plan 2024-2026 seem to enable the best synergies for the Borough, as the social value elements of the contract can be focused on the priorities of the borough. When the levels of work were reviewed, a decision was taken to split the East of the Borough, due to the concentration of social housing in this area. The contract values also means that two of the lots will be more attractive to medium sized regional contractors which will encourage greater diversity in the number and types of contractors who bid for these contracts.

6. Background information

- 6.1 The Council has ambitious plans for investing in its housing stock over the next ten years. This includes supporting the delivery of Haringey's zero carbon targets by bringing the stock from an average Energy Performance Rating (EPC) C to B by 2035. Additional work strands include fire safety, regeneration works to the existing blocks on Broadwater Farm and new homes initiatives including conversions, infill, and rooftop developments. These measures are over and above the traditional major works programme which ensures that properties meet the Decent Homes Standard.
- 6.2 In December 2023 Cabinet approved a new Housing Asset Management Strategy (HAMS) following a review commissioned as part of the Housing Improvement Programme. The review considered the impact of various changes which have impacted on Housing since the previous Asset Management Strategy was approved in 2021. These changes include: Homes for Haringey brought into the Council in June 2022; the changing economic environment with the resulting pressures on the HRA; new additional building safety regulatory requirements; the Council's Housing Energy Action Plan target of EPC B by 2035; new Social Housing regulatory requirements and the findings from reviews by Social Housing Regulator and Ombudsman; with spotlight on Decent Homes, Building Safety and compliance, damp & mould and enhanced resident engagement. The procurement of long-term partnering contracts underpins the delivery of the approved HAMS by creating a streamlined framework for the delivery of investment in the Council's housing stock. This framework provides competition ensuring value for money whilst establishing long term relationships with partner contractors. The delivery framework enables an enhanced approach to contract administration and management; improves performance management and increases the

delivery of social value benefits to the Council and its residents.

- 6.3 Between 2025/26 to 2035/36, there is £570 million in the Asset Management plan for works to the Council owned Housing stock which will contribute to the Corporate Delivery Plan objective to drive up the quality of social housing and private rented sector housing. This will include supporting Haringey's zero carbon targets through improving the energy efficiency of the housing stock. The new contracts will enable greater resident involvement in procurement and governance. Resident feedback will be used to drive continuous improvement to the way works are delivered to council housing across the borough. This should increase satisfaction with the quality of Council owned homes and estates.
- 6.4 These new partnering contracts will be used to meet the wider objectives set out in the Borough Plan of:
- Growing the economy and thriving local businesses, supported by a community wealth building approach.
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 - To be a borough where all residents have access to training and skills development opportunities and more people are supported into work.
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 - A borough with more quality jobs with opportunities for progression.
- 6.5 Up until 2018 planned works were successfully delivered, through partnering framework contracts. Since then, the works programme has been delivered through single contract arrangements. This has definitely impacted on the amount of work which has been delivered since 2018. In some cases, it has also impacted on the standard of these works and the resident experience on-site. The single contract delivery is also resource and time intensive and is recognised within the sector as an expensive way to procure this type of work. Single contract procurement also limits resident involvement in the development of works to their homes, as the works are tendered using contractors to complete the design and planning after they have tendered for works at a fixed costs and with target timescales for delivery. Long-term contractual arrangements involve contractors early in the process which also enables early resident engagement and input in works to their homes as well as strengthening the approach to securing meaningful social value.
- 6.6 In July 2022, the Cabinet approved the Partnering Contracts strategy for Housing Major Works which was developed to improve the way in which the capital investment in the Council's housing stock is procured and delivered. The purpose of the strategy is to deliver the core objectives of the Council's Housing Investment programme ensuring that all of the stock meets the Decent Homes Standard by 2028, and this is maintained going forward; that all Council owned homes have a minimum of an EPC B by 2035 and that statutory safety standards are maintained in all of our blocks. It also aims to ensure, that alongside the core objectives, the Housing Investment programme delivers to the wider borough plan objectives. These include providing employment and training opportunities, supporting, and enabling SME supply-chain in the borough to benefit from the investment and involving our residents at all stages in the procurement and delivery process.
- 6.7 This approved strategic approach involved the Council entering into four partnering contracts to deliver the Capital Programme for the improvement works to Haringey owned housing stock. In line with the approved Asset Management Strategy, it assumes holistic delivery of works to existing properties and the works will include Decent Homes; energy improvements to deliver the Borough's zero carbon target.

Service requirements

- 6.8 The requirements for the services have been set out in the specification that was issued as part of the tender process. The key requirements of the service include:
- Ensuring that all stock meets the Decent Homes Standard, and this is maintained going forward.
 - Ensuring that all Council owned homes have a minimum of an EPC B by 2035.
 - Ensuring that statutory safety standards are maintained in all blocks.
 - Social Value - maximizing the employment, training, social and environmental benefits to communities in Haringey from the investment in the Council's owned housing stock including apprenticeships lined to capital investment, as well as wider jobs and training initiatives for local people, supply chain activities and career support. The Council has mandated minimum requirements that contractors will employ one apprentice per £1m expenditure.
 - Local Supply Chain - Successful Tenderers will be required to deliver no less than 10% of their contract value with local supply chains
 - Resident Involvement and Co-design - Trained residents will be part of the tender evaluation process where they will score the specific resident focused questions including how the contractors will approach co-design with residents if selected and demonstrating a track record of working with residents in this way historically. Residents will also be key to the contract mobilisation being involved in the sign-off, of communication to residents, specification choices and development of processes and procedures as to how all the successful contractors work with residents going forward so there is continuity across all of the contracts

Section 20

- 6.9 A leaseholder consultation process has been undertaken in line with Landlords and Tenants Act 1985 Section 20 process. Following legal advice on the appropriate approach to the Section 20 process when procuring these contracts through the LCP framework a dispensation has been requested. This is not expected to impact on the Council's ability to recover appropriate costs from leaseholders.

Procurement process

Overview

- 6.10 As the tender was via a mini competition off the newly procured Framework, which had already been compliantly procured in relation to the Public Contract Regulations 2015 (PCR's), there was no requirement to advertise the opportunity despite it being above the public works threshold. The Framework in question was Lot 2.3 of the LCP Housing Framework which was selected as the preferred route due to the relevance of the works being procured, e.g. high value multi workstream planned refurbishment works to the Councils residential properties.
- 6.11 Whilst the mini competition was issued to all the Lot 2.3 Framework Providers, only those who could meet the relevant financial turnover for each of the specific lots were able to compliantly apply. The mini competition tender documents were issued to the Framework Providers via the LCP Framework for Lot 2.3 in November 2024. During this stage, an extension of time was granted due to the extensive scope of works to be carried out, the high number of clarifications and the pending Christmas period, a 3-week extension of time was requested to facilitate a robust and accurate pricing approach. A 3-week extension of time was therefore granted, extending the return date to 10th January 2025.

- 6.12 6.11 Each of the bidders who submitted a tender applied for all four lots, with the exception of one service provider who did not apply for the Central lot.

Preferences

- 6.13 Through the procurement process bidders were able to submit bids for all of the 4 lots however to minimise risk and maximise competition, bidders were only able to win one of the four geographical lots. During the tender process those bidders who submitted bids for more than one lot, were required to express their lot preferences in priority order. These preferences formed part of the evaluation process.

Evaluation criteria

- 6.14 Selection of the contractors was based on 65% quality and 35% cost. Of the quality evaluation element, 25% of the 65% quality marks were based on the response to social value. This 25% equated to a weighting of 16% of the total marks.

Evaluation Stage - Price

- 6.15 Following the clarification stage undertaken during the initial compliance evaluation, the price evaluation was undertaken by our consultants, Faithorn Farrell Timms, in accordance with the criteria set out within the Tender documents. During the tender period multiple clarifications were issued in relation to the mixed pricing model.
- 6.16 The price element of 35% were based on the tables below. The method of scoring each criterion will be that the Tenderer with the lowest price will receive the maximum points available for that criterion.

Ref	Description	Element weighting
a	Target Cost – Internal and External Components	14.00
b	NHF Schedule of Rates	7.00
c	Site Overheads, Central Overheads and Profit	14.00
	Total:	35.00

Evaluation Stage – Social Value

- 6.17 Tenderers were required to submit Social Value Proposal for each Lot they were applying for via the Social Value Portal, in accordance with CSO 6.01, 6.02 and 6.03. The social value element of 16% was apportioned as 4.8% Quantitative, 5.6% Qualitative and 5.6% Delivery Plan and was evaluated by the Social Value Portal.

Evaluation Stage – Quality

- 6.18 The quality element of 49% and the assessment of the quality element will be a combination of the evaluation of the written tender submissions (the Qualitative Delivery Proposal). The quality elements have a maximum of 100 points available, which will then be weighted to the 49%.
- 6.19 The written responses to the Qualitative Delivery Proposal were evaluated by a panel of

officers, residents, and representatives of Haringey. Each question was scored by each individual evaluator and then a moderation exercise was undertaken, to determine a single overall score for each question to be agreed by consensus. All pricing information will be excluded from the team evaluating the quality submission

Q.no	Sub questions	Max points	Q.no	Sub questions	Max points
Q1	Sub-question 1.1	10.00	Q4	Sub-question 4.1	10.00
	Sub-question 1.2	10.00	Q5	Sub-question 5.1	8.00
Q2	Sub-question 2.1	10.00		Sub-question 5.2	10.00
	Sub-question 2.2	8.00	Q6	Sub-question 6.1	8.00
	Sub-question 2.3	10.00		Sub-question 6.2	8.00
Q3	Sub-question 3.1	8.00		Total:	100.00

Outcome

6.20 Following the completion of the tender adjudication process, the consideration of the information gathered, the agreement by tenderers to meet the apprenticeship levels set, the self-certification by tenderers to agree to meet the 10% local supply chain spend and on the basis of the tables presented in the previous section, the following can be concluded:

6.20 Lot 1 – West:

From the results of the tender evaluation, Bidder 14 —achieved the highest combined scores, since they submitted the most economically advantageous tender. As Bidder 14 was the top placed tenderer on three of the four Lots and is only permitted to win a single Lot, their preferences set out in their tender submission were taken into account. Bidder 14 's preference was to be awarded the East South Lot (4). Lot 1 would then pass to the second placed Contractor, who was Bidder 9. However, as Bidder 9 was top placed on Lot 2 and their preference was to be awarded Lot 2, Lot 1 would be awarded to the third placed tenderer, who is Bidder no 2. However, as Bidder 2 was second placed on Lot 3 and their preference was to be awarded Lot 3, Lot 1 would be awarded to the fourth placed tenderer, who is Bidder no 5.

With consideration of the information provided in this report, we recommend that the Council It is recommended that Bidder 5 are appointed to Lot 1 (West).

6.21 Lot 2 – Central:

- From the results of the tender evaluation, Bidder 9 achieved the highest combined scores, since they submitted the most economically advantageous tender. Bidder 9 's preference within their tender submission was Lot 2 should they be top placed tenderer on more than one Lot.
- With consideration of the information provided in this report, we recommend that the Council appoint Bidder 9 to Lot 2 (Central).

6.22 Lot 3 – East North

- From the results of the tender evaluation, Bidder 14 achieved the highest combined scores, since they submitted the most economically advantageous tender. As Bidder 14 were the top placed tenderer on three of the four Lots and were only permitted to win a single Lot, their preferences set out in their tender submission were taken into account. Bidder 14's preference was to be awarded the East South Lot (4). Lot 3 would then pass to the second placed Contractor, who was Bidder 2.
- With consideration of the information provided in this report, it is recommended that the Council appoint Bidder 2 to Lot 3 (East North).

6.23 Lot 4 – East South

- From the results of the tender evaluation, Bidder 14 achieved the highest combined scores since they submitted the most economically advantageous tender. Bidder 14's preference within their tender submission was Lot 4 should they be top placed tenderer on more than one Lot.
- With consideration of the information provided in this report, it is recommended that Bidder 14 be appointed to Lot 4 (East South).

6.24 Overall Cost

- The cost of providing the service is funded through the Housing Revenue Account (HRA) capital budget, which is approved annually by Cabinet as part of the business planning process.

7. Contribution to the Corporate Delivery Plan 2024-2026 High level Strategic outcomes

7.1 Haringey has developed the Corporate Delivery Plan 2024-2026 which sets out a series of outcomes that the Council is working towards achieving. This includes responding to the borough's housing needs. The plan covers 8 Themes. The key aspects of the Corporate Delivery Plan 2024-2026 are reflected in the delivery of the Partnering Contracts:

- resident experience and enabling success
- responding to the climate emergency
- children and young people
- adults, health, and welfare
- homes for the future
- safer Haringey
- culturally rich borough
- place and economy.

7.2 Carbon and Climate Change

7.3 A key objective of the four partnering contracts is to ensure all Council owned homes have a minimum of an EPC B by 2035 in support of the council climate emergency action plan. The scope of works included within the new contracts includes the delivery of decarbonisation related works to the Councils housing stock.

8. Statutory Officers' comments (Director of Finance (procurement), Head of Legal and Governance, Equalities)

Finance

- 8.1 This report recommends approval to award four long-term major works partnering contracts, across four geographical Lots in the borough, to four separate providers. The value of works will be based on agreed rates and the total value of works order cannot exceed the approved budget for this programme.
- 8.2 The value of these works will be met from the approved major works capital programme budget/MTFS. There is a risk of cost escalation leading to a reduced benefit-cost ratio. Hence, the schemes under this programme must be strictly monitored and reporting enhanced.

Further Finance comments are set out in Exempt Part B of this report.

Procurement

- 8.3 Strategic Procurement (SP) note that this report relates to the approval to award contracts to 4 separate contractors to deliver refurbishment works to properties and blocks with the Borough.

This procurement adopted a Lot based approach where a supplier can only win one Lot. There are four Lots in total which cover the West, Central, East (North), East (South) of the borough.

- 8.4 This procurement mandates the use of local supply chains and the employment of apprentices in the delivery of the program. The Authority will monitor these commitments as part of a wider contract management arrangements which has been put in place for the contract
- 8.5 SP note that a competitive tender process was launched via the London Construction Program (LCP) Housing Framework – Lot 2.3 in accordance with CSO 7.02 and regulations 33 of the Public Contracts Regulations (2015). The Tenderers' bid submissions were evaluated in accordance with the scoring methodology contained within the published Invitation to tender document and the award is in accordance with regulation 16.01
- 8.6 SP supports the recommendation to approve the award in accordance with CSO 2.01(C)

Legal

- 8.7 The Director of Legal and Governance (Monitoring Officer) was consulted in the preparation of this report.
- 8.8 The report indicates, and Strategic Procurement has confirmed that the contracts in the report were procured via the London Construction Program (LCP) Housing Framework – Lot 2.3 which is a compliant route to procure such services as per the Council's Contract Standing Order (CSO) 7.02 and Regulation 33 of the Public Contracts Regulation 2015 (PCR15) which was then applicable when the contract was procured.
- 8.9 Pursuant to CSO 2.01(c), Cabinet has power to approve the award of a contract where the value of the contract is £500,000 or more and as such the recommendation in paragraph 3.1 of the report is in line with the Council's CSO.
- 8.10 Further to paragraph 8.10 above, the recommendation in paragraph 3.2 of the report to delegate authority to the Director of Housing, in consultation with the Director of Finance, to issue works orders under the contract in line with the annual Cabinet approved, Housing

Revenue Account Housing Capital Programme is in line with law. Cabinet has power under the Local Government Act 2000 to delegate the discharge of any of its functions to an officer (S.9E (Discharge of Functions)).

- 8.11 The Director for Legal and Governance (Monitoring Officer) sees no legal reasons preventing the approval of the recommendations in the report.

Equality

- 8.12 The Council has a Public Sector Equality Duty (PSED) under the Equality Act (2010) to have due regard to the need to:
- Eliminate discrimination, harassment and victimisation and any other conduct prohibited under the Act
 - Advance equality of opportunity between people who share protected characteristics and people who do not
 - Foster good relations between people who share those characteristics and people who do not.
- 8.13 The three parts of the duty apply to the following protected characteristics: age, disability, gender reassignment, pregnancy/maternity, race, religion/faith, sex, and sexual orientation. The first part of the duty applies to marriage and civil partnership status only.
- 8.14 This report seeks approval to award four long-term Partnering Contracts for Housing Asset Management across four geographical Lots. These contracts will deliver major investment and refurbishment works to the council's housing stock, with a focus on achieving Decent Homes standards, improving energy efficiency to EPC B by 2035, and enhancing building safety.
- 8.15 The investment works are anticipated to have a positive impact on residents within the council housing stock by improving the quality, safety and energy efficiency of their homes. Groups known to be overrepresented amongst council housing tenants (relative to the borough average) include women, older people, disabled people, low-income households and residents from Black, Asian and other ethnic minority backgrounds. Improvements to housing conditions may also particularly benefit disabled residents, older people and families with young children, who may be more vulnerable to poor housing conditions. Therefore, there is likely to be a positive impact in relation to these protected characteristics.
- 8.16 As a body carrying out a public function on behalf of a public authority, the contractors will be required to have due regard for the need to achieve the three aims of the Public Sector Equality Duty, noted above, which will be secured through contract. Arrangements will be put in place to monitor the performance of the contractors and ensure that any reasonably possible measures are taken to address any issues that may occur that may have a disproportionately negative impact on any groups who share the protected characteristics.

9. Use of Appendices

EXEMPT Appendix A – Housing Asset Management Partnering Contracts Exempt Report

EXEMPT Appendix A Part 2 - Housing Asset Management Partnering Contracts Tender Report – Faithorn Farrell Timms.

10. Local Government (Access to Information) Act 199 Background papers

[Partnering Contracts Strategy for Housing Major Works – Cabinet 19 July 2022.](#)