

Report for: Cabinet Member for Housing and Planning (Deputy Leader)

Item number: To be added by the Committee Section

Title: Planned Preventative Maintenance, Responsive Repairs Compliance for Communal Water Booster/ Pumps Contract

Report authorised by : Sara Sutton – Corporate Director of Adults Housing & Health

Lead Officer: Scott Kay – Assistant Director for Repairs & Compliance

Ward(s) affected: All Wards

Report for Key/

Non Key Decision: Key decision

1. Describe the issue under consideration

This report seeks approval from the Cabinet Member for Housing and Planning (Deputy Leader) to the award a contract to undertake the planned preventative maintenance, responsive repairs, and compliance for communal water boosters/ pumps across the borough, valued at £900,000.00 plus inflation.

2. Cabinet Member Introduction

N/A

3. Recommendations

- 3.1 That the Cabinet Member for Housing and Planning (Deputy Leader) approves the award of a contract for the planned preventative maintenance and responsive repairs compliance for communal water boosters/ pumps to Contractor A with a start date of 1st October 2025 with a contract duration of 6 years (4 years plus up to 2 optional 1-year extensions).
- 3.2 The maximum contract value is £900,000.00 plus inflation. This includes planned maintenance, responsive repairs and capital replacements where required.

4. Reasons for decision

- 4.1 Across Haringey there are communal pumps which service the housing stock with regard to cold water booster pumps, sump/sewage pumps and surface water pumps. These are vital to ensure the safe, healthy and constant supply of fresh water and removal of foul and excess surface water drainage.
- 4.2 It is a statutory requirement to maintain these assets and repair or replace when required to ensure compliance with regulation and bye-laws.

5. Alternative options considered

- 5.1** Do Nothing – This is not an option as it would result in loss of water and sewage/drainage issues due to lack of repairs and maintenance. This would lead to dissatisfied residents and significant health and safety issues, with Haringey not meeting its decent homes standards.
- 5.2** Carry out the work through internal resources – This is not an option due to not having the required level of qualified/trained operatives and specialist equipment and parts to maintain Haringey's current complexity of equipment.
- 5.3** Extend the existing contract. Whilst the current service provision is sufficient, we are unable to extend any further under the current contractual arrangements and procurement rules.

6. Background information

- 6.1** The existing contract for the planned preventative maintenance and responsive repairs for communal water boosters/ pumps is expiring in October 2025 with no option to extend. This contract award will ensure continued servicing and compliance of the assets in line with HSE Approved Code of Practice (ACOP) L8 & HSG274.
- 6.2** There is a need for a longer-term solution that ensures value for money, best practice and the highest standard of service. We can only do this through, a compliant and competitive procurement process that provides opportunities for current service providers to offer the best options for Haringey and its residents.
- 6.3** The responsive provision will minimise equipment failure which could put residents at risk or loss of water will and that any failures can be responded to urgently and within required timescales.
- 6.4** This is a JCT Measured Term Contract, and thereby a 'call-off' arrangement in which there is no monthly or annual fee, and the contractor will only receive payment for works completed on instruction.
- 6.5** The works being undertaken are funded through a mix of Capital and Revenue expenditure. Several current budgets will be utilised and are in place for these works across the M&E programme. The M&E Capital budget will fund the major upgrade works. Costs are based on tendered schedule of rates (SORs) for the maintenance and repairs, trends in spend over the last 3 years and will include the estimated CPI uplift over the duration of the contract. Further budget and expenditure detail including 6-year profile is set out in the Exempt Report.
- 6.6** The contract performance will be monitored by the M&E Contracts and Compliance team. This includes monthly contract review meetings with Haringey Council and the Contractor. Haringey Council will complete monthly

post inspections both electronically on Service Connect and physical on site for assurance of good quality of work, value for money and full completion of assigned works.

- 6.7 The contract was procured via the London Construction Programme (LCP) Minor Works Dynamic Purchasing System (DPS). The process was supported by Strategic Procurement colleagues who have provided comments on the single bid within the statutory comments section of this report.
- 6.8 Although the procurement exercise received a single bid, Contractor A has demonstrated excellent knowledge and experience in their Method Statement response, providing confidence that they have the technical experience and capability to carry out the Contract. In addition, the Price evaluation compares favourably to the rates in the current contract and market trends.

Company	Quality Score (50)	Price Score (40)	Social Value (10)	TOTAL
Contractor A	34%	40%	8.5%	82.5%

7. Contribution to the Corporate Delivery Plan High level Strategic outcomes’?

- 7.1 Improving the Council’s capacity and procedures to deal with fire safety risks supports the delivery of the ‘Homes for the future’ theme of the Corporate Delivery Plan where everyone should have a safe, sustainable, stable, and affordable home and aims to improve the quality of our social housing and landlord services.

8. Carbon and Climate Change

- 8.1 The implementation of this contract will ensure that our communal cold water supply and equipment are safe and in good working order. Having compliant and safe systems ensure they are working in an efficient manner .
- 8.2 Older and inefficient circuits can cause damage to components and lead to unnecessary failure or replacement of equipment that would otherwise have remained operational and effective. This will therefore reduce the waste and additional carbon emissions resulting from attending to and purchasing new unnecessary equipment and components.
- 8.3 All materials and components used in the programme will comply with current standards and regulations which include energy reduction and carbon efficiency requirements aligned to applicable British and European standards.
- 8.4 All of our contractors engaged in such service provision require and maintain modern efficient vehicles to ensure service delivery and commercial efficiency.

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

9.1 Finance

- 9.1.1 The proposed responsive repair compliance works for communal water boosters and pumps can be funded from the M&E services revenue budget (J19452). This expenditure was anticipated during the 2025/26 budget-setting process, and appropriate provisions have been built into the budget to support these compliance-related activities.
- 9.1.2 In addition to the revenue provision, there is also adequate funding available within the Major Works Capital Programme to support any required installations, replacements, or upgrade works to the booster systems, should they be deemed capital in nature.
- 9.1.3 This approach ensures that both reactive and planned compliance obligations are met without placing additional pressure on the wider Housing Revenue Account. There is no adverse impact to the MTFS as these works fall within existing budgeted allocations.

9.2 Procurement

- 9.2.1 Strategic Procurement (SP) note that this report relates to the approval to award a contract to Sureserve Compliance Water Ltd to enable the delivery of planned preventative maintenance and responsive repairs compliance for communal water boosters/ pumps across the borough
- 9.2.2 A competitive tender was conducted via the LCP under the Minor work DPS. Only one bid was received despite three suppliers showing interest and opting in. The Tenderers' bid was evaluated in accordance with the scoring methodology contained within the published Invitation to tender document. The procurement process adheres to Contract Standing Order (CSO) 8.01 and Public Contracts Regulations (PCR) 2015.
- 9.2.3 Bid evaluation was based on price, quality and Social Value. The quality score of the tenderer provides assurance on their technical competence and being Incumbents, they have demonstrated competence in the delivery of this service in the past. As a result, there will be a seamless transition into a new contract.
- 9.2.4 There is also a Social Value commitment from Sureserve Compliance Water Ltd. This commitment has benefits to the project and wider community.
- 9.2.5 Despite being the only submission, tenderer approached the tendering exercise competitively knowing fully well it is a competitive process. This can be said because after a benchmarking exercise, the tendered rates align favourably with the current rates and rates in the marketplace.
- 9.2.6 Bearing in mind the risks of committing additional resources to re- tender and the delay a re-tender which does not guarantee a better outcome might have on the delivery of this service justifies the award of the contract.
- 9.2.7 SP supports the recommendation to approve the award of contract to Sureserve Compliance Water Ltd in line with the Council's Contract Standing Order CSO 8.01, CSO 2.01c. and the Public Contracts Regulations (PCR) 2015.

9.3 Director of Legal & Governance (Monitoring Officer)

- 9.3.1 The Director of Legal and Governance (Monitoring Officer) has been consulted in the preparation of this report.
- 9.3.2 The works have been tendered via the London Construction Programme Minor Works Dynamic Purchasing System (DPS). Use of a DPS was an approved procurement process under the Public Contracts Regulations 2015 (Reg 34), the procurement legislation in force at the time that this tender was undertaken. Use of a DPS is also provided for under CSO 8 of the Council's Contract Standing Orders.
- 9.3.3 Contracts of £500,000 and above would normally be approved by Cabinet under CSO 2.01 c). However, in between meetings of the Cabinet, the Leader may take any such decision or may allocate to a Cabinet Member (CSO 0.08).
- 9.3.4 The Director of Legal and Governance confirms that there are no legal reasons preventing the Cabinet Member for Housing and Planning from approving the recommendations in this report.

9.4 Equality

- 9.4.1 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.
- 9.4.2 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. Marriage and civil partnership status applies to the first part of the duty.
- 9.4.3 Although it is not enforced in legislation as a protected characteristic, Haringey Council treats socioeconomic status as a local protected characteristic.
- 9.4.4 The decision in question is regarding the award of the contract for planned preventative maintenance and responsive repairs compliance for communal water boosters/ pumps across the borough.
- 9.4.5 This decision is not expected to have any impact on equalities in Haringey and is expected to have a neutral impact on those who share protected characteristics.
- 9.4.6 As an organisation carrying out a public function on behalf of a public body, the chosen contractor will be obliged to have due regard for the need to achieve the three aims of the Public Sector Equality Duty as stated above. Appropriate contract management

arrangements will be established to ensure that the delivery of the major works does not result in any preventable or disproportionate inequality.

10. Use of Appendices

11. Background papers