

<b>Decision Taker:</b>	Strategic Director of Finance
<b>Date:</b>	22 May 2024
<b>Report title:</b>	<b>Gateway 3 – Variation Decision</b> Responsive Repair and Maintenance – Communal Repairs Chargeable Contracts (North & South)
<b>Ward(s) or groups affected:</b>	All
<b>Classification:</b>	Open
<b>Reason for lateness (if applicable):</b>	Not applicable
<b>From:</b>	Asset Management Commercial Manager

## RECOMMENDATIONS

That the Strategic Director of Finance:

1. Formalises his prior approval to the variation of the internal agreement carried out by its own direct labour organisation in the north of the borough, Southwark Repairs (previously known as Southwark Building Services) in accordance with the tender documentation to extend the term for a period of eight months from 1 January 2024 to 31 August 2024 at an estimated additional cost of £1.864m, making a total revised estimated value of £9.322m.
2. Formalises his prior approval to the variation of Contract B (south of the borough) Communal Repairs Chargeable Contract to BuildTrust Ltd to extend the term of the contract for a period of eight months from 1 January 2024 to 31 August 2024 at an estimated additional cost of £4.56m, making a total revised estimated value of £17.730m.
3. Notes that 50% of the work that would otherwise be given under the internal agreement with Southwark Repairs is to be carried out by BuildTrust Ltd in accordance with Contract B's back up arrangement, for a period of eight months from 1 January 2024 to 31 August 2024 at an estimated additional cost of £752k, making a total revised estimated value of £2.848m.

## BACKGROUND INFORMATION

4. A Gateway (GW) 2 report was approved on 15 August 2018 to award the communal repair works to Southwark Building Services (SBS) and BuildTrust Ltd (BuildTrust).
5. Communal repairs chargeable works in the north of the borough was carried out by SBS for an initial period of two years at an estimated annual sum of

£700k with the option to extend for a further 12 months making a total estimated works value of £2.1m with a start date of 1 October 2018.

6. Contract B (south of the borough) was awarded to BuildTrust for an initial period of two years at estimated annual sum of £600k with the option to extend for a further 12 months making a total estimated contract value of £1.8m with a contract start date of 1 October 2018.
7. The internal agreement and contract have been subject to a number of extensions via a GW3 report, the most recent being a GW3 report dated 14 November 2022 giving an expiry date of 31 December 2023.
8. The scope of the internal agreement and contract encompasses the following work streams:
  - roads, pavements, soft and hard standings and associated works;
  - below and above ground drainage and associated works;
  - water mains – repair and replacement, including all enabling and associated ground works;
  - boundary walls and fences;
  - masonry repairs and redecoration works;
  - windows, doors, glazing and associated works;
  - all scaffolding, mobile towers, hydraulic lifts and working platforms required to facilitate the works.
  - internal communal areas
9. The geographical split of the borough (north and south) provide all of the works noted at paragraph 8 above. The internal agreement and contract contain the provision for Southwark Repairs and BuildTrust to provide back up to each other to ensure that works are always delivered using their own tendered rate and ensuring that the council is able to meet its obligations.
10. The estimated annual expenditure in the original gateway approval was based on the anticipated demand for communal repair works. The actual expenditure with Southwark Repairs and BuildTrust in proceeding months and their level of activity subsequently increased.
11. This increased expenditure has been driven by demand, which was unrecognised in the original analysis and reflected in the budget. Due to inaccurate order data from the previous contractors carrying out these works, the estimated expenditure was lower than the work necessitated. Specifically, there were inaccuracies in the cost of window and door repairs due to the reporting process. The budgets have subsequently been redressed to account for increased expenditure over any extension period.
12. In the north of the borough there is an average expenditure with Southwark Repairs of around £233k per month. Taking into account previous spend (£6.992m), anticipated spend until 31 December 2023 (£466k) and an eight month extension at current expenditure (£1.864m) will provide a total revised estimated value of £9.322m.
13. BuildTrust carrying out works in the north of the borough as the backup contractor has an average expenditure of around £94k per month. An

anticipated spend until 31 December 2023 (£188k) and an eight month extension at current expenditure (£752k).

14. Contract B has an average expenditure of around £570k per month. Taking into account previous spend on this contract (£12.030m), anticipated spend until 31 December 2023 (£1.14m) and an eight month extension at current expenditure (£4.56m) will provide a total revised estimated contract value of £17.730m.
15. This report is seeking the Strategic Director of Finance to formalise his prior approval to the extension the internal agreement with Southwark Repairs and the contractual arrangement with BuildTrust on their tendered backup rates by a further eight months to 31 August 2024, and to note that BuildTrust will provide 50% of the orders in the north of the borough as back-up contractor, to ensure service continuity whilst a new longer-term procurement exercise is completed and new contracts are put in place.

## **KEY ISSUES FOR CONSIDERATION**

### **Key Aspects of Proposed Variation**

16. The nature of the proposed variations is to extend the term with Southwark Repairs and BuildTrust for a further period of eight months. The revised expiry date will therefore be 31 August 2024.

### **Reasons for Variation**

17. This variation will ensure and enable the council to maintain continuity of the communal repair works via the internal agreement with Southwark Repairs and the contract with BuildTrust pending completion of the council's new procurement exercise in August 2024.
18. The reason for the extension is that as a social landlord, it is essential that the council meets its obligations to ensure it has the capability to deliver communal repair works across the borough to manage its housing stock; to ensure resident and other user safety; and to reduce financial and reputational risks.
19. Buildtrust are demonstrating good levels of performance in terms of quality of work evidenced on their work orders under their contract. They also continue to provide a value for money service with rates consistent with the market.
20. Notice to vary has been provisionally discussed with Southwark Repairs and BuildTrust and will form part of their internal agreement and contract. These extensions will be effected through a variation letter and deed of variation.
21. The current internal agreement and contract had an end date of 31 December 2023 however, this report seeks to formalise the Strategic Director's prior approval to an extension of the agreement and contract. Once implementable, the internal agreement and the contract will continue from 1 January 2024 until 31 August 2024. No new planned orders will be given until this GW3 report has been approved. Timetable for current procurement is detailed as follows:

- Notice of Proposal (NOP) – February 2024 to April 2024
- Council approval decision – June 2024
- Contract Award – June 2024
- Mobilisation/TUPE – June 2024 to August 2024
- Contract Start – September 2024

### **Future Proposals for this Service**

22. The invitation to tender (ITT) submissions have been evaluated giving an anticipated start date of 1 September 2024 for the new Communal Repairs contracts to be awarded and mobilised. An extension to 31 August 2024 is being sought to ensure continuity in providing communal repairs works across the borough to the existing internal agreement and contract whilst the procurement exercise is completed new contracts are awarded. The timetable for current procurement as set out in paragraph 26 above.

### **Alternative Options Considered**

23. The following alternative options to these extensions were considered by the commercial manager and asset management (AM) procurement officer:

24. Do nothing - not viable for the reasons set out in paragraph 22 above.

25. Tender new contracts –this is currently underway as set out in paragraph 26.

26. Extend the existing internal agreement and contract to 31 August 2024 – this is proposed to ensure continuity in service provision of communal repair works across the borough to the existing internal agreement and contract whilst the procurement exercise is completed and new contracts are awarded.

27. As a procurement exercise is underway to procure two new contracts and it is anticipated that the new contracts will be in place by September 2024, extending the existing internal agreement and contract to August 2024 is proposed to ensure continuity in providing communal repairs works across the borough.

### **Identified risks for the Variation**

28. The table below identifies the specific risks associated with this internal agreement and contract, the likelihood of occurrence and the controls in place to mitigate the risks.

<b>R/N</b>	<b>Risk</b>	<b>Likelihood</b>	<b>Risk Control</b>
R1	BuildTrust become insolvent leaving works incomplete.	Low	Contract B contains the provision for Southwark Repairs to act as backup to BuildTrust. If BuildTrust become insolvent, then the Works Approved List will be used whilst re-procuring new contract/s.

			<p>Please see financial check in paragraph 55 below.</p> <p>Southwark Repairs and BuildTrust are paid on the basis of a monthly valuation dependent on the quantity of work claimed. Should they become insolvent, they would only be paid for the work they complete. These monthly claims and payments help mitigate the risks involved of company failure. BuildTrust continue to be regularly monitored.</p>
R2	<p>BuildTrust or Southwark Repairs are unable to fulfil the internal agreement or Contract B.</p> <p>e.g. performance issues, leading to the need to terminate the internal agreement or Contract B.</p>	Low	<p>The council will use the backup provisions in the internal agreement and Contract B. If both Southwark Repairs and BuildTrust fail then the council would procure alternative work provision on an interim basis whilst it procures a longer term contract.</p> <p>The Alcumus SafeContractor approved list of contractors would be used to distribute the works required.</p> <p>Alternatively, an external framework may be accessed.</p>
R3	<p>Risk of disruption to supply chain following UK's departure from the European Union.</p>	Low	<p>Contract managers and quantity surveyors liaise with Southwark Repairs and BuildTrust regarding their supply chains in respect of tariffs, administration costs and budgetary impacts.</p> <p>Contract managers also liaise with Southwark Repairs and BuildTrust to ensure that measures are taken to ensure continuous component supply where they are obtained from outside the UK.</p>
R4	Inflation	Low	<p>The internal agreement and Contract B terms includes Building Material Indices and individual exceptional cases are reviewed on their own merit. The prices will be fixed for the duration of the extensions.</p>
R5	<p>Possible risk of procurement challenge</p>	Low	<p>At this extension value for the BuildTrust contract, there is no requirement to comply with full regime of the Public Contracts Regulations 2015 ("PCR15") and the Southwark Repairs internal agreement is not subject to PCR15.</p>

			Both extensions are to permit a procurement process to be completed.
R6	Possible risk of Section 20 challenge	Medium	This latest contract extension is for a period of less than 12 months and does not require S20 consultation. It is noted however that sequential extensions may be considered to constitute a continuous contract. The council's mitigation in respect of this would be that the terms are not prejudicial to leaseholders since this extension will be at the originally tendered rates.
R7	Possible risks if new contracts not in place as proposed.	High	Significant impact on backlog of work orders, increased resident complaints, lack of skills and resources in in-house team, shortage of skilled labour force (implications of Brexit) and significant financial implications. The council's mitigation in respect of this would be to procure multiple short term contracts via five quotes.

### **Policy framework implications**

29. The extension to the internal agreement and contract will assist the council to continue to contribute to the council's Fairer Future Promise of quality affordable homes, improving housing standards and revitalising neighbourhoods.

### **Contract management and monitoring**

30. The council's contract register publishes the details of all contracts over £5,000 in value to meet the obligations of the Local Government Transparency Code. The Report Author must ensure that all appropriate details of this procurement are added to the contract register via the eProcurement System.

31. The internal agreement and contract will continue to be managed by the AM repairs team with dedicated officers who carry out daily joint inspections to ensure quality and compliance with the agreement and contract specifications.

32. The AM contract manager continues to be assisted by an AM commercial team quantity surveyor to ensure financial integrity, compliance and performance management in regards to measuring key performance indicators (KPIs), carrying out credit checks and continuing with monthly valuations and progress meetings.

33. AM Technical officers in asset management continue to carry out an intensive inspection regime across all the estates within the borough to ensure repairs

are identified and orders issued in accordance with the internal agreement and contract conditions. On completion of the works they are post inspected jointly by asset management, Southwark Repairs and BuildTrust, to ensure quality. Where issues are identified, monies are withheld until works are corrected.

34. During the proposed extension period, the AM contract management team will continue to focus on reducing the backlog of orders across both contracts and in addition ensure all current non-essential works are postponed and not raised throughout the financial moratorium period.
35. Annual performance reviews continue to be carried out in line with the council's Contracts Standing Orders (CSO).

## **Community, equalities (including socio-economic) and health impacts**

### **Community impact statement**

36. The contract is of low impact to tenants, homeowners and other stakeholders as majority of these works will be done externally.
37. Southwark Repairs and BuildTrust confirmed that they are able to continue to meet the requirements of the Fairer Future Procurement Framework and this will be reported as part of the ongoing annual performance review.

### **Equalities (including socio-economic) impact statement**

38. AM's Equality Impact Assessment (EqIA) dated March 2022 deemed the potential impact of communal repair works on people with protected characteristics to be neutral and there has been no change.
39. The works are selected based on the condition of the assets to ensure that they are maintained and provide good homes and external areas to all residents equally.

### **Health impact statement**

40. These extensions will continue to maintain and repair communal areas to a good standard to prevent trips and falls arising and also to continue to contribute to improving the aesthetics of a locality and encourages healthy activity outdoors.
41. Repairs and maintenance of windows and doors will continue to improve resident safety and perception of safety whilst helping to keep residents warm during colder periods of weather.
42. The continuation of maintenance of drainage and water mains positively impacts on residents' health ensuring clean and reliable supplies and reducing likelihood of flooding.

### **Climate change implications**

43. The continuation of maintenance of windows and doors will ensure reduced heat wastage by these routes and reduced energy expenditure because of this.

### **Social Value considerations**

44. The Public Services (Social Value) Act 2012 requires that the council considers, before commencing a procurement process, how wider social, economic and environmental benefits that may improve the well-being of the local area can be secured. The social value considerations included in the tender (as outlined in the GW1 report) are set out in the following paragraphs in relation to the tender responses, evaluation and commitments to be delivered under the proposed contract.

### **Economic considerations**

45. The full cost to the council and the life span of the contract and internal agreement are set out in paragraphs 1-3 of this report. London Living Wage (LLW) is paid under the contract and internal agreement.

### **Social considerations**

46. Both Southwark Repairs and BuildTrust confirmed that all relevant staff continues to be paid in excess of the minimum LLW hourly rate and comply with council policies relating to GDPR, Blacklisting, Modern Slavery, Health and Safety and Equalities and will continue to be required to demonstrate that they operate an Equal Opportunities Policy, comply with the provisions of the Equalities Legislation, the Employment Relations Act 1999 (Blacklists) Regulations 2010 and the Prevent Duty under section 26 of the Counter-Terrorism and Security Act 2015.

47. Southwark Repairs have employed one apprentice, since the beginning of the contract, who is a Southwark resident. They are now fully qualified and continue to work for Southwark Repairs.

48. BuildTrust have employed one office based apprentice and one tradesperson apprentice, since the beginning of the contract, both of whom are Southwark residents. They are now fully qualified and one continues to work for BuildTrust.

49. This report is seeking approval for an eight month extension and there is insufficient time available for Southwark Repairs and BuildTrust to provide employment and apprenticeship opportunities to the local community. However it is anticipated that the re-procured contracts will provide for apprenticeships.

### **Environmental/Sustainability considerations**

50. Southwark Repairs and BuildTrust will continue to assist in driving change to reduce their carbon footprint and ensure their operations incorporate sustainable practices.

51. Southwark Repairs have a partnership arrangement with their materials supplier Travis Perkins to separate and recycle waste materials.



52. BuildTrust have a suitable warehouse and storage facilities that in turn has reduced, the number of delivery trips for materials and waste collection.

### Financial Implications

53. The contract value excluding VAT is:

	Southwark Repairs	BuildTrust	Total
Original total cost	£3.195m	£4.514m	£ 7.709m
Total value of any previous variations	£4.263m	£10.752m	£15.015m
Value of proposed variation	£1.864m	£5.312m	£ 7.176m
Revised total cost	£9.322m	£20.578m	£29.900m

54. The total combined revenue and estimated capital spend for the variation is made up as follows:

- Revenue       £5.74m
- Capital       £1.44m
- Total           £7.18m

55. Bureau van Dijk (BvD) FAME financial checks were carried out on BuildTrust on 16 November 2023 with the following results:

	BuildTrust
<b>Credit Score</b>	Secure
<b>Likelihood of failure</b>	Low

56. The Asset Management Procurement team (AMPT) Contracts Compliance Officer monitors changes to the financial status via alerts from BvD FAME and Companies House. No significant alerts noted for BuildTrust.

### Legal Implications

57. Please see the supplementary advice from the Assistant Chief Executive – Governance and Assurance below.

### SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

#### Strategic Director of Finance (H&M 23/081)

58. The Strategic Director of Finance notes the contents of this report, including the financial implications. The original contracts for this programme were tendered in 2018-19 with total value across the two contracts of £650k annual cost. The volumes and unit costs have increased significantly since the original tender, such that the annual forecast (at prevailing rates) is now

estimated to be £9.4m on an annualised basis. Whilst there has been additional budget provided for this part of the service, the anticipated costs continue to be in excess of this budgetary provision, which is contributing to the overall budget pressure in the Asset Management service, and across the HRA overall. Therefore to mitigate the position, the service is prioritising and rebasing all financial plans to ensure the financial sustainability of the HRA going forward.

59. The communal repairs contracts are currently being re-tendered. Whilst there are concerns regarding the competitiveness of the tender process for the new contracts, as there were only three tenders for the two contracts, initial analysis suggests that, should the programme be delivered under the new tendered rates, there is an estimated £1.13m cost avoidance over the extension period (an annualised equivalent of £1.65m). Whilst the current delays are unfortunate, and will initially cost more, this should be mitigated by minimising the volumes of work commissioned in the interim period and reviewing existing works orders to prioritise only essential works. This also provides an opportunity for alternative procurement options to be considered over the intermediary period to ensure that the council maximises value for money within current HRA funding constraints.

### **Head of Procurement**

60. This report seeks to formalise the prior approval of the Strategic Director of Finance to vary the Response Repair and Maintenance –Communal Repairs Charges Contracts – North and South for a period of eight months from 1 January 2024 to 31 August 2024, with Southwark Repairs (north contract) at a cost of £1.864m and BuildTrust Ltd (south contract) at a cost of £4.56m making the total cost of £29.9m.
61. The Strategic Director of Finance notes the reasons for the variation is detailed in paragraphs 17 to 21, risks are detailed in paragraph 28, management and monitoring of the contract is detailed in paragraphs 30 to 35, the impact on equalities, health and climate change are detailed in paragraphs 38 to 43, confirmation of the payment of London Living Wage is detailed in paragraph 46 and there are NO additional social commitments as a result of this variation.

### **Assistant Chief Executive – Governance and Assurance (CD/20240201)**

62. This report seeks to formalise the prior approval of the Strategic Director of Finance to the extension of the agreement for communal repairs with Southwark Repairs (north area) and the contract with BuildTrust Ltd (south area) as further detailed in paragraphs 1 and 2 of this report.
63. The reasons for the variation are outlined in paragraphs 17 to 21 of this report.
64. Both the agreement and the contract have been extended beyond their anticipated duration and it is therefore necessary to consider any possible risks. The agreement with Southwark Repairs is an internal arrangement which is not subject to the tendering requirements of the Public Contract Regulations 2015 (PCR15). The initial contract with BuildTrust Ltd was also not subject to the PCR 15 tendering requirements for public works threshold

due to its low value, and the extension value also falls below the PCR15 threshold. Whilst every extension carries some element of risk, these extensions are for a short period to allow the longer term procurement exercise to be completed, and accordingly the risk of challenge to these extensions are considered low.

65. Contract Standing order 2.3 requires that no steps are taken to vary a contract unless the expenditure involved has been included in approved estimates, or is otherwise approved by the council. Paragraphs 53 to 56 confirms the financial implications of these variations.

**Director of Exchequer (for housing contracts only)**

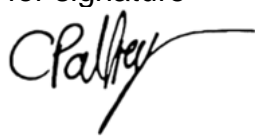
66. The current Responsive Repair and Maintenance Communal Repairs contract is a qualifying long term agreement that we entered into in 2018 for a two year term with the option to extend until October 2021. Section 20 consultation was carried out with leaseholders in 2018 and covered the contract term up to October 2021.

67. In October 2021 the contract was extended. The council served Section 20 consultation notices on leaseholders extending the contracts with the intention that they should be extended by 12 months to accommodate procurement delays, although the Notices did not specify the term. There have since been six further extensions of the contracts, totalling an extension of 3 years beyond the contractual extension. The latest extension is for a period of nine months until September 2024

68. Home Ownership Services had prior to the extension sought the advice of Counsel regarding an extension that was proposed to the council’s major works partnering contract. His advice was that an extension to a contract beyond its original term had the effect of creating a new contract and could be viewed accordingly for consultation purposes. Leaseholders were consulted on the original extension of the R&M contract, but have not been consulted on further extensions because they were for terms of less than twelve months, and the legislation does not require consultation in these circumstances.

**PART A – TO BE COMPLETED FOR ALL DELEGATED DECISIONS**

Under the powers delegated to me in accordance with the council’s Contract Standing Orders, I authorise action in accordance with the recommendation(s) contained in the above report (and as otherwise recorded in Part B below).

Signature	This version is for the context of GEN approval only and not for signature 
Date	8 May 2024
Designation	Strategic Director, Finance

**PART B – TO BE COMPLETED BY THE DECISION TAKER FOR:**

- 1) All key decisions taken by officers
- 2) Any non-key decisions that are sufficiently important and/or sensitive that a reasonable member of the public would reasonably expect it to be publicly available (see 'FOR DELEGATED DECISIONS' section of the guidance).

<b>1. DECISION(S)</b>
As set out in the recommendations of the report.

<b>2. REASONS FOR DECISION</b>
As set out in the report.

<b>3. ALTERNATIVE OPTIONS CONSIDERED AND REJECTED BY THE OFFICER WHEN MAKING THE DECISION</b>
None

<b>4. ANY CONFLICT OF INTEREST DECLARED BY ANY CABINET MEMBER WHO IS CONSULTED BY THE OFFICER WHICH RELATES TO THIS DECISION *</b>
None

\* Contract standing order 6.6.1 states that for contract Variations with an Estimated Contract Value of £100,000 or more, the lead contract officer (LCO) must consult with the relevant cabinet member before the decision is implemented.

<b>5. NOTE OF ANY DISPENSATION GRANTED BY THE MONITORING OFFICER, IN RESPECT OF ANY DECLARED CONFLICT OF INTEREST</b>
<i>If a decision taker or cabinet member is unsure as to whether there is a conflict of interest they should contact the legal governance team for advice.</i>
None

<b>6. DECLARATION ON CONFLICTS OF INTERESTS</b>
<b>I declare that I was informed of no conflicts of interests.*</b> <b>or</b> <b><del>I declare that I was informed of the conflicts of interests set out in Part B4.*</del></b> (* - Please delete as appropriate)

## BACKGROUND PAPERS

Background Papers	Held At	Contact
Gateway 2 - Responsive Repair And Maintenance - Communal Repairs Chargeable Contracts (North & South)	Housing and Modernisation, Asset Management	Gavin Duncumb Ext 50685
<a href="G:\Asset Management\00 Executed Contract Docs &amp; GW Approvals\Communal Repairs\2018 Communal Repairs\Gateway Approvals\15.08.18 GW2 Closed CRepairs Report CO signed.pdf">G:\Asset Management\00 Executed Contract Docs &amp; GW Approvals\Communal Repairs\2018 Communal Repairs\Gateway Approvals\15.08.18 GW2 Closed CRepairs Report CO signed.pdf</a>		
Gateway 3 - Responsive Repair And Maintenance - Communal Repairs Chargeable Contracts (North & South)	Housing and Modernisation, Asset Management	Gavin Duncumb Ext 50685
<a href="Executed Contract Docs &amp; GW Approvals\Communal Repairs\2018 Communal Repairs\Gateway Approvals\10.12.2020 GW3 CRepairs variation to 31.05.21.pdf">Executed Contract Docs &amp; GW Approvals\Communal Repairs\2018 Communal Repairs\Gateway Approvals\10.12.2020 GW3 CRepairs variation to 31.05.21.pdf</a>		
Gateway 3 - Responsive Repair And Maintenance - Communal Repairs Chargeable Contracts (North & South)	Housing and Modernisation, Asset Management	Gavin Duncumb Ext 50685
<a href="Executed Contract Docs &amp; GW Approvals\Communal Repairs\2018 Communal Repairs\Gateway Approvals\19.07.2021 GW3 CRepairs variation to 30.09.21.pdf">Executed Contract Docs &amp; GW Approvals\Communal Repairs\2018 Communal Repairs\Gateway Approvals\19.07.2021 GW3 CRepairs variation to 30.09.21.pdf</a>		
Gateway 3 - Responsive Repair And Maintenance - Communal Repairs Chargeable Contracts (North & South)	Housing and Modernisation, Asset Management	Gavin Duncumb Ext 50685
<a href="Executed Contract Docs &amp; GW Approvals\Communal Repairs\2018 Communal Repairs\Gateway Approvals\19.10.2021 GW3 CRepairs variation to 31.05.22.pdf">Executed Contract Docs &amp; GW Approvals\Communal Repairs\2018 Communal Repairs\Gateway Approvals\19.10.2021 GW3 CRepairs variation to 31.05.22.pdf</a>		
Gateway 3 - Responsive Repair And Maintenance - Communal Repairs Chargeable Contracts (North & South)	Housing and Modernisation, Asset Management	Gavin Duncumb Ext 50685
<a href="Executed Contract Docs &amp; GW Approvals\Communal Repairs\2018 Communal Repairs\Gateway Approvals\20.05.22 GW3 Communal Repairs upto 31.8.22.pdf">Executed Contract Docs &amp; GW Approvals\Communal Repairs\2018 Communal Repairs\Gateway Approvals\20.05.22 GW3 Communal Repairs upto 31.8.22.pdf</a>		
Gateway 3 - Responsive Repair And Maintenance - Communal Repairs Chargeable Contracts (North & South)	Housing and Modernisation, Asset Management	Gavin Duncumb Ext 50685
<a href="G:\Asset Management\Engineering &amp; Compliance\Executed Contract Docs &amp; GW Approvals\Communal Repairs\2018 Communal Repairs\Gateway Approvals\30.09.22 GW3 Communal Repairs to 30.11.22">G:\Asset Management\Engineering &amp; Compliance\Executed Contract Docs &amp; GW Approvals\Communal Repairs\2018 Communal Repairs\Gateway Approvals\30.09.22 GW3 Communal Repairs to 30.11.22</a>		

## APPENDICES

No	Title
Appendix 1	Asset Management's Equality Impact Assessment (EqIA) dated March 2022.

## AUDIT TRAIL

<b>Lead Officer</b>	Dave Hodgson / Director of Asset Management (AM)	
<b>Report Author</b>	Sarah Buchanan / AM Procurement Team Manager	
<b>Version</b>	Final	
<b>Dated</b>	14 February 2024	
<b>Key Decision?</b>	Yes	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments Sought</b>	<b>Comments included</b>
Strategic Director of Finance	Yes	Yes
Head of Procurement	Yes	Yes
Assistant Chief Executive – Governance and Assurance	Yes	Yes
Director of Exchequer (for housing contracts only)	Yes	Yes
Cabinet Member	Yes	Yes
<b>Contract Review Boards</b>		
Departmental Contract Review Board	Yes	Yes
Corporate Contract Review Board	Yes	Yes
<b>Cabinet Member</b>	Yes	Yes
<b>Date final report sent to Constitutional Team</b>		21 May 202