

REPORT TO: THE MORAY COUNCIL ON 30 JANUARY 2008

SUBJECT: MAINTENANCE PARTNERSHIP EXTENSION

BY: DIRECTOR OF COMMUNITY SERVICES

1. REASON FOR REPORT

- 1.1 To seek Council approval for a further extension to the existing Maintenance Partnership Agreement (incorporating Planned Maintenance & Response Repairs, Disabled Adaptations and Gas & Solid Fuel Servicing) in order that the ongoing Best Value Review can be completed.
- 1.2 This report is submitted to Council in terms of Section A (63) of the Council's Administrative Scheme relating to dealing with the Capital and Revenue Budgeting and long term financial planning in the discharge of the Council's Housing Function, and Section a (70) of the Council's Administrative Scheme relating to strategic housing matters.

2. RECOMMENDATION

- 2.1 **It is recommended that The Council approves a 12 month extension to the existing Maintenance Partnership Agreement (incorporating Planned Maintenance & Response Repairs, Disabled Adaptations and Gas & Solid Fuel Servicing).**

3. BACKGROUND

- 3.1 The Maintenance Partnership Agreement for the provision of Response Repairs and Planned Maintenance to the Council's housing stock was approved at Community Services Committee on 3 December 2003 (paragraph 26 of the Minute refers) .
- 3.2 The Partnership Agreement initially covered Response Maintenance and Planned Maintenance to the Council's housing stock, through the development of close working relationships and a partnership between Housing Services, the Direct Labour Organisation and Property Services.
- 3.3 The provision of Cyclic and Response Maintenance of Gas and Solid Fuel Heating Systems was added to the Maintenance Partnership in August 2005 (Community Services Committee on 10 August 2005 - para 35 of Minute refers), and the provision of Disabled Adaptations was added in March 2006 (Policy & Resources Committee on 1 March 2006 - para 33 of Minute refers)
- 3.4 An extension to the Partnership Agreement was agreed by the Community Services Committee on 14 February 2007 (paragraph 16 of the minute refers).
- 3.5 The combined Maintenance Partnership Agreement for the provision of Planned Maintenance & Response Repairs, Disabled Adaptations and Gas & Solid Fuel Servicing is currently due to expire on 31 March 2008.

- 3.6 The Best Value Review was submitted to the Scrutiny group in October 2007, and subsequent to comments received, some revisions and additional benchmarking information are currently being incorporated in the document prior to final submission.
- 3.7 The extension to the Partnership Agreement will allow time for the Best Value Review process to be fully completed.
- 3.8 A full report on the outcome of the Best Value Review will be submitted to the Policy Committee and the Audit and Performance Review Committee prior to the expiry of the proposed extension, with recommendations for the ongoing provision of the service.

4. SUMMARY OF IMPLICATIONS

(a) Corporate Development Plan/Community Plan/Service Improvement Plan

This report complies with the aims of the Social Programme contained within the Corporate Plan.

(b) Policy and Legal

Maintenance and Improvement works are carried out in order to meet statutory legal requirements and in accordance with current relevant policies.

(c) Resources (Financial, Risks, Staffing and Property)

There are no immediate staffing or financial implications associated with this report. The improvement and maintenance of the housing stock will ensure that it remains sustainable in the longer term both physically and environmentally. Budgetary provision has been made in financial year 2008/2009 for all works contained within the Maintenance Partnership Agreement. There is a risk that external audit may raise concerns on the Council extending this contract for a second time but during this time Building Services have won contracts using Partnership rates on the open market.

(d) Consultations

Consultations have taken place with the Director of Community Services, Chief Housing Officer, Housing Programmes Manager, Property Manager, DLO General Manager, Principal Solicitor (Commercial and Conveyancing), and the Chief Financial Officer, who agree with the content of this report.

5. CONCLUSION

- 5.1 The approval of this extension will allow the continuity of the existing services provided under the Maintenance Partnership, until such time that the Best Value Review is fully completed.**

Author of Report: John MacDonald, Capital Programmes Manager

Background Papers: Held on file by author of report

Ref: JS/TMCJAN2008/MPA