


OFFICER DECISION RECORD

This form records an officer decision and is published in accordance with the Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012 and the Openness of Local Government Bodies Regulations 2014.

Officer name and title:	Chris Ashman
Directorate/Service:	Regeneration
Subject of decision:	Renewal of the Council's Day-to-Day Term Building Maintenance Contract
Type of decision (tick as appropriate):	1. Key Decision 2. Material Decision 3. Significant Decision ✓
Divisions affected:	All Electoral Wards on the IOW.
Subject to call-in (yes/no):	No
Source of delegated power (specific authorisation or scheme of delegation):	Scheme of delegation
Decision taken (specify details, including any grant of permission/licence; whether affecting the rights of an individual; or awarding a contract/incurred expenditure materially affecting the council's financial position):	To award the new term day-to-day maintenance contract to Mountjoy as the preferred provider following the outcome of a full tender process lead by colleagues in the Procurement Team.
Reasons for the decision (including reference to relevant council policy):	IWC requires this contract to facilitate day-to-day maintenance work as it requires within its operational property estate whilst ensuring value for money. The contract arrangement does not commit the Council to any level of expenditure as works are only ordered through it as an when required. Historically, there is a reasonably consistent ongoing need which is co-ordinated by the Council's building surveyors and this results typically in a level of annual spend somewhere in the region of £500,000 pa, hence over the term of this arrangement (5 years with the option to extend by up to a further 2 years at the Council's discretion), the expenditure level requires this decision.
Alternative options considered and rejected:	The Council requires access to suitably reputable building contractors on a regular basis for ongoing building maintenance work within the premises it is responsible for, so a correctly procured term maintenance contract is considered essential. As an alternative, repeatedly approaching firms not under any sort of fixed contract as and when any need may arise would be possible, but would result

	<p>in ongoing non-compliant procurement activity given the ongoing normal level of works applicable and would be almost impossible to manage on a daily basis.</p> <p>Also, a key advantage of the term contract proposed is the ability to ensure a timely response to jobs which are genuinely urgent in nature (burst pipes, electrical issues etc.), and the contractor's response to these are set out in the contract and are the subject of KPI reporting. The contract also provides a guaranteed 24/7 response.</p> <p>The external contractor brings the benefits of efficiencies of a larger organisation which is efficiently set up for managing works of this nature and maintaining their own resources with the appropriate professional training and skills as well as securing economies of scale with regard to their own procurement of vehicles, tools, equipment, materials etc. and back office support to work efficiently.</p> <p>The only other real alternative is to bring the work in-house, but the Council is not set up to do this with its current resource levels, and even if TUPE transfer was undertaken for the trade operatives, it would lose the benefits of the wider external commercial organisation that provides essential support for the tradesmen to work efficiently.</p>
Persons/organisations consulted and their comments:	Internal procurement colleagues and all members of the internal building surveying team.
Any conflicts of interests declared by any member consulted and any dispensations granted in respect of any declared conflict:	None.
Background reports/information considered and attached (legal, personnel, financial implications, etc):	Please refer to the procurement team for any detail required on the full procurement process followed.
Consideration of the Public Sector Equality Duty and relevant Equality, Environmental and/or Community Impact Assessments:	The procurement process and this contract opportunity are fundamentally the same as those let previously by the Council to ensure a similar arrangement existed for accessing professional day-to-day building maintenance services. This new contract as before is purely a mechanism for the Council to use to maintain Council property assets to ensure those assets are available to continue to support the wider business as usual activities of the Council.

Risk analysis:	
Any information exempt from publication:	NO
Authorising Officer	Chris Ashman
Signature:	
Date:	