

TITLE	Contract for Asbestos Removals
FOR CONSIDERATION BY	The Executive on Wednesday 22 April 2020
WARD	None specific
LEAD OFFICER	Deputy Chief Executive – Graham Ebers
LEAD MEMBER	Executive Member for Finance and Housing - John Kaiser

PURPOSE OF REPORT (INC STRATEGIC OUTCOMES)

The purpose of this report is to seek approval of the procurement business case (attached) for a new contract for Asbestos Management and Abatement services for the Council's housing stock in compliance with our statutory duties.

RECOMMENDATION

That the Executive approves the Business Case to enable the Housing Service to procure a suitably qualified, experienced and competent contractor for the delivery of Asbestos Management for the Council's housing stock.

EXECUTIVE SUMMARY

The Council is required, as part of our statutory duties to maintain our housing stock to appoint a suitably qualified Asbestos Removal contractor. As the total value of the contract is likely to be in excess of £500,000 the Business Case requires the approval of the Executive. A new contract is expected to be in place during the first quarter of the new financial year.

Procurement Business Case

BACKGROUND

The Council has statutory responsibilities for the maintenance of its housing stock. The Council has approximately 2600 properties, many were built in the period when materials containing asbestos were commonly used in construction, refurbishment and repair works. As a landlord under 'the control of asbestos regulation 2012' we have a legal duty to manage the asbestos within our buildings and manage the health and safety risks where there is any possibility of tenants or contractors being exposed to fibres of asbestos containing materials.

BUSINESS CASE

Housing services have to appoint a suitably qualified, experienced and competent contractor for management and abatement services covering the controlled removal and disposal of all forms of asbestos containing materials.

It is recommended that we procure the new contract using a long established and respected framework provider, due to their subject matter knowledge and expertise. Procuring the contract using this method also significantly shortens procurement timescales.

There are health and safety risks associated with exposure to asbestos fibres. We must ensure that the council meets its obligations as a landlord under 'the control of asbestos regulation 2012'.

A new contract is expected to be awarded during the first quarter of the new financial year 2020/21, for the removal of asbestos, and associated abatement service.

FINANCIAL IMPLICATIONS OF THE RECOMMENDATION

The Council continues to face severe financial challenges over the coming years as a result of reductions to public sector funding and growing pressures in our statutory services. It is estimated that Wokingham Borough Council will be required to make budget reductions of approximately £20m over the next three years and all Executive decisions should be made in this context.

	How much will it Cost	Is there sufficient funding – if not quantify the Shortfall	Revenue or Capital?
Current Financial Year (Year 1)	Finance Year 2020/21 circa £200k	Yes, there is sufficient funding	Housing Revenue Account - capital expenditure budget.
Next Financial Year (Year 2)	circa £200k	Yes, there is sufficient funding.	Housing Revenue Account - capital expenditure budget
Following Financial Year (Year 3)	circa £200k	Yes, there is sufficient funding	Housing Revenue Account - capital expenditure budget

Other Financial Information
The Contract will assist the council in delivering its statutory responsibilities as a landlord; breach of these responsibilities can lead to unlimited fines and considerable reputational damage to the Council which could affect its good-standing.
The Council needs to achieve best value for money and protect the investment in its housing stock. If the Council does not maintain its housing assets adequately, the rental income received may diminish.

Stakeholder Considerations and Consultation
The quarterly procurement report submitted to the Tenant and Landlord Improvement Panel referred to the need for a new asbestos contract. In addition the requirement also forms part of the monthly report to the involved tenant's Repairs and Maintenance Group.

Public Sector Equality Duty
The services of the contractor will be procured via the contract framework set up by South East Consortium (SEC), a not for profit organisation. The SEC complies with the government's agenda to achieve efficiencies through the adoption of good practice in the procurement of goods and services, including compliance with the equality act.

Climate Emergency – <i>This Council has declared a climate emergency and is committed to playing as full a role as possible – leading by example as well as by exhortation – in achieving a carbon neutral Wokingham Borough by 2030</i>
Housing Services are committed to identifying and working with contractors that share the Council's vision and values. During the life of the contract, the contractor will be expected to work collaboratively with us to deliver continuous improvements that will assist with realising the Councils objective of achieving a Carbon Neutral Wokingham Borough by 2030.

List of Background Papers
Procurement business case - asbestos removals.

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