

Bolsover District Council

Meeting of the Executive on 29th July 2024

Housing Stock Condition Survey

Report of the Portfolio Holder for Housing

Classification	This report is Public
Contact Officer	Victoria Dawson, Assistant Director Housing Management and Enforcement

PURPOSE/SUMMARY OF REPORT

To seek approval to award a contract for a stock condition survey of the Council's dwelling stock to Savills (UK) Limited

REPORT DETAILS

1. Background

- 1.1 The Social Housing (Regulation) Act 2023 received Royal Assent in July 2023, and has introduced significant changes to the Social Housing Sector. It was introduced in order to improve the quality of social housing for tenants by tightening the regulations imposed on the social housing sector.
- 1.2 The Act has given increased powers to the Regulator of Social Housing to carry out inspections of Local Authority Registered Housing Providers, at least every four years to ensure they are meeting the consumer standards. The Regulator also has the power to issue unlimited fines to those that fall below the prescribed standard; fines of which, are uninsurable.
- 1.3 The Regulator for Social Housing has published its new set of consumer standards, effective from 1st April 2024. All Registered Providers will be expected to meet these.
- 1.4 The Safety and Quality Standard requires Registered Providers to know the condition of their stock, and the accompanying Code of Practice suggested a minimum of a five-year rolling programme of stock condition surveys.
- 1.5 Executive approved the commencement of the procurement of a specialist supplier to undertake a 100% stock condition survey of the Council's Housing Revenue Account Dwelling Stock in May 2024.
- 1.6 A procurement exercise was completed to secure a contract under the Strategic Asset Management Services Framework.

2. Details of Proposal or Information

- 2.1 The contract is for a 100% Stock Condition and Energy Survey of Bolsover District Council's housing stock.
- 2.2 At the end of the survey programme, together with the full dataset and photographs, the service provider will provide a report setting out the key information from the surveys and an updated 30-year outline asset investment. The data will be in a format compatible with the Council's Housing Management System.
- 2.3 The fee structure is £175 per survey where successfully carried out. There will be a reduced charge of £87.50 where having followed the agreed protocol Savills have been unable to gain access. The total contract price will not exceed £800,000 as already approved by Council on 22nd May 2024.

3. Reasons for Recommendation

- 3.1 A comprehensive stock condition survey is needed to ensure that we can meet the Safety and Quality Consumer Standard and provide accurate information about the Council's housing stock.
- 3.2 A procurement exercise was completed to secure a contract under the Strategic Asset Management Services Framework

4 Alternative Options and Reasons for Rejection

- 4.1 Savills were the only supplier who could meet all the Councils requirements for a Stock Condition and Energy Survey, under a competitive framework.

RECOMMENDATION(S)

1. Executive approves the award of the Stock Condition Survey to Savills (UK) Limited
Approved by Councillor Peake Portfolio Holder for Housing

IMPLICATIONS.

Finance and Risk: Yes No

Details:

It has already been approved that the Stock Condition Survey be funded from the Housing Revenue Account Development Reserve by reprofiling the existing commitments and HRA expenditure.

On behalf of the Section 151 Officer

Legal (including Data Protection): Yes No

Details:

As contained in the report.

Procurement of the Stock Condition Survey meets with the Council and Public Procurement rules.

On behalf of the Solicitor to the Council

Environment: Yes No

Details:

The Housing Stock Condition survey will provide up to date information on property energy performance rating which in turn will assist in reducing building related carbon emissions.

A comprehensive and up to date stock condition survey would allow the council to see where more energy efficiencies could be made to meet the Council's Climate Change commitments. This data can also assist in potential government grant schemes to improve energy efficient in residential dwellings.

Staffing: Yes No

Details: The overall management of the contract could be facilitated within existing resources.

On behalf of the Head of Paid Service

DECISION INFORMATION

<p>Is the decision a Key Decision? A Key Decision is an executive decision which has a significant impact on two or more District wards, or which results in income or expenditure to the Council above the following thresholds: Revenue - £75,000 <input checked="" type="checkbox"/> Capital - £150,000 <input type="checkbox"/> <input checked="" type="checkbox"/> <i>Please indicate which threshold applies</i></p>	<p>Yes</p>
<p>Is the decision subject to Call-In? <i>(Only Key Decisions are subject to Call-In)</i></p>	<p>Yes</p>

<p>District Wards Significantly Affected</p>	
<p>Consultation: Leader / Deputy Leader <input checked="" type="checkbox"/> Executive <input checked="" type="checkbox"/> SLT <input type="checkbox"/> Relevant Service Manager <input type="checkbox"/> Members <input type="checkbox"/> Public <input type="checkbox"/> Other <input checked="" type="checkbox"/></p>	<p>Details: Housing Stock Management Group, Executive, Council</p>

Links to Council Ambition: Customers, Economy, Environment and Housing

Maintaining and improving property and housing management standards and ensuring that standards and living conditions in the district contribute towards better health outcomes for all

DOCUMENT INFORMATION

Appendix No	Title

Background Papers

(These are unpublished works which have been relied on to a material extent when preparing the report. They must be listed in the section below. If the report is going to Executive, you must provide copies of the background papers).