

Councillor Andy Baker
Portfolio Holder for Housing and Planning

BY EMAIL

11 March 2024

Assistant director: Building & Public Realm
Town Hall
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Our Ref: AW/Lifespan
Please ask for: Andy White

Dear Councillor Baker

Concurrence with Officer Decision: Procurement of Additional Stock Condition Surveys.

I write to seek your concurrence in respect of an officer decision to procure an additional tranche of condition surveys of the housing stock.

As a social landlord we need to improve our data retention and practical retrievability in order to address a range of issues including:

1. meeting the new regulatory regime following the Hackett review,
2. other matters following the Grenfell fire incident,
3. claims numbers,
4. the death of Awaab Ishak in Rochdale and
5. need to address climate change.

The new regulatory framework comes into force on 01 April 2024 and we need to be able to demonstrate a better understanding of the condition of our housing stock.

Regardless of these external factors, the Council has always been committed to providing good quality housing so it is important we have a robust grasp of the condition of our stock which requires an up to date survey to be undertaken.

Additional budget for survey work and other matters was approved by the Leader and in December 2023 Cabinet and is reflected in the and review of the 30 year business plan agreed by Cabinet on 26 January 2023.

The initial sample of around 10% was procured through the ECC procurement partnership and a national framework. It is my view that it would be efficient to recommission Property Tectonics to complete a further sample of 15% of the stock directly.

This amount is higher than the TDC thresholds for the seeking of competitive quotations but it is my view that the data is urgently needed. The concurrence of the Leader and agreement of the s151 officer to grant exemption from the quotation procedure rules has been obtained.

Full details are set out in the attached background report. It is proposed that the expectation of the Regulator for full stock condition data will be met by the commissioning

of a further 25% sample of surveys in each of the next three financial years. These tranches will be subject to standard procurement processes.

Accordingly I propose to issue further instructions to Property Tectonics in order to secure the additional 15% of surveys to bring the data obtained up to the first year target of 25%. If you concur, can I ask that you sign and return the attached pro-forma to me. If you have any questions or other comments please do not hesitate to contact me.

Yours sincerely

A White

Andy White
Assistant Director Building & Public Realm

Assistant director: Building & Public Realm
BY EMAIL (awhite@tendringdc.gov.uk)

As signed March 2024

TENDRING DISTRICT COUNCIL

Concurrence with Officer Decision: Procurement of Additional Stock Condition Surveys.

I refer to your letter dated 11 March 2024 concerning the action you propose to take under the powers delegated to you in respect of your proposed decision to:

Instruct Property Tectonics in order to complete stock condition surveys for a further sample of 15% or the Council's housing stock.

The data being urgently needed in order to support the effective administration of our housing stock.

I CONCUR/~~DO NOT Concur~~ with the actions you propose.

Additional comments (if any)

Authorised by the Portfolio Holder 11 March 2024.