

Councillor Andy Baker
Portfolio Holder for Housing and Planning

BY EMAIL

10 December 2025

Assistant director: Building & Public Realm
Northbourne Council Depot
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Our Ref: AW/Asbestos
Please ask for: Andy White

Dear Councillor Baker

Consultation in Relation to Proposed Officer Decision: Procurement of Asbestos Survey, Removal and related Services.

I write to seek your concurrence in respect of an officer decision to appoint Cablesheer (Asbestos) Limited through a framework provided by Eastern Procurement Limited to carry out asbestos surveys, testing, removal cleaning and clearance heating works to the Council's housing stock.

As a social landlord we are subject to legal requirements to complete surveys and removal of asbestos containing materials where necessary.

Regardless of these external factors, the Council has always been committed to providing good quality housing and is committed to tenant and leaseholder safety. Therefore it is important we have a long term agreement with a suitable company with a sound record in service standards and delivery.

The Council's budgets include Capital provision asbestos management of £400,000 per year of which around £200,000 remains within the financial year:

The previous contract with an asbestos contractor has regrettably ceased for several unforeseen reasons. The Council has a pressing need to properly engage a contractor while a further procurement exercise can be undertaken.

A full procurement exercise was commenced but was not completed. Together with our colleagues in the County Council's procurement team TDC has entered into an access agreement with Eastern Procurement Limited, a framework provider based in the Eastern region founded by and specialising in services for social landlords. Working with Essex Procurement Partnership and with Eastern Procurement Limited we have identified a fully compliant and competitively tendered framework from which we can directly appoint a new contractor.

Within the terms of the framework an assessment of financial and quality criteria Cablesheer (Asbestos) Limited have been identified as the Most Advantageous Tender in line with the requirements of the Procurement Act 2023. Cablesheer (Asbestos) Limited has agreed (subject to TDC decision) to enter into a six month contract based on the

framework rates. There is potential to extend further if procurement processes are delayed.

The contract under the framework is set up differently to the previous contract in that it uses national form of contract and schedule of rates. This arrangement decreases risk to the employer and gives better cost predictability, but direct comparison of the current and new costs is not perfect:

A comparison of former and proposed rates indicates reasonably similar proportions of rates that are higher, lower and simply incomparable. Material prices and labour costs have risen in recent years and it is our view that these inflationary increases are equivalent to any differential between these figures.

Together with both Essex Procurement Partnership and Eastern Procurement Limited we are of the view that the contract proposed has been compliantly competitively tendered and that directly appointing Cablesheer (Asbestos) Limited is consistent with the most advantageous tender as set out in the Procurement Act 2023.

The proposed contract is formed using JCT Measured term form of contract. A six-month initial term is proposed. The contract contains mutual break clauses if needed as well as using the nationally recognised schedule of rates.

Accordingly I propose to enter into six month contract, with the option to extend for a short time, with Cablesheer (Asbestos) Limited through the framework provided by Eastern Procurement Limited for asbestos surveys, testing, removal cleaning and clearance heating works to the Council's housing stock. 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.

The proposed contract is an interim measure pending a procurement exercise. It has no implications in relation to Local Government Reorganisation. The proposed future procurement will look towards providing a stable position to transition into future arrangements.

Yours sincerely

A White

Andy White
Assistant Director Building & Public Realm

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

As signed December 2025

TENDRING DISTRICT COUNCIL

Consultation in Relation to Proposed Officer Decision: Procurement of Asbestos Survey, Removal and related Services.

I refer to your letter dated 10 December 2025 concerning the action you propose to take under the powers delegated to you in respect of your proposed decision to:
enter into six month contract, with the option to extend for a short time, with Cablesheer (Asbestos) Limited through the framework provided by Eastern Procurement Limited for asbestos surveys, testing, removal cleaning and clearance heating works to the Council's housing stock..

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

Additional comments (if any)

Signed ...*Authorised by the Portfolio Holder...11/12/25.....*