

SDC HOUSING MANAGEMENT. CONTRACTS TO BE EXTENDED

APPENDIX 1

Name of contract	Name of Current Contractor	Current Contract Type	Duration/ Ends	Original contract Sum	Proposed Extension To:	Estimated Value of Extension	Notes	Reason for contract	Risk/Consequences of no contract in place	Capital / Revenue
PLANNED MAINTENANCE: MODERNISATION & RENEWALS.									Generally failure to comply with: Landlord & Tenant Act 1985. Housing Act 2004.	
Kitchens and Bathrooms	Mitie 0811	Partnership / JCT IFC 98	31.07.09	£1,597,360	31/03/2010	£1,312,400	Decent Homes Type Works To Approx. 200 properties	Replacement of old kitchens & bathrooms	Failure to meet DCLG requirement of all housing to meet the Decency Standard by 2010	C
External doors	Mitie 0811A	Partnership / JCT IFC 98	31.07.09	£245,000	31/03/2010	£223,000	Coordinated with the above contract to approx.175 properties	Replacement of old external doors	Failure to meet DCLG requirement of all housing to meet the Decency Standard by 2010	C
Re Roofing/Fascias/RW Goods	CVR 0815	JCT MW	07.06.09	£341,566	31/03/2010	£ 300,000	Roofing works to approx.75 properties	Retiling leaking roofs & renewing fascias, soffits & rain water goods in plastic.	Damage to the building fabric and tenants belongings, insurance/ compensation claims.	C
Boiler Replacements	B Gas 0807	Partnership/ Agreement	4 Years. Ends 31/03/09	Total Estimated spend To 31/03/09 £955,000	31/03/2010	£ 260,000	High efficiency boiler replacement to approx. 150 properties p.a	Boilers beyond repair, replacement required. New boilers are high efficiency	No heat/hot water. Decency failure. Tenants at risk	C
						£2,095,400	CAPITAL EXPENDITURE TOTAL			
RESPONSE REPAIRS										
Response Repairs - Multi Trade	Quadron	Schedule of Rates	3 Years. Ends 31.3.09	Total Estimated spend To 31/03/09 £2,000,000	31/03/2010	£ 800,000	Responsive maintenance. Covers: Area 1 to 2,547 properties.	Emergency & response repairs.	Damage to the building components and tenants belongings, insurance/ compensation claims.	R
Response Repairs	A J Lewis Services Ltd	Schedule of Rates	3 Years. Ends 31.3.09	Total Estimated spend To 31/03/09 £23,000	31/03/2010	£ 12,000	Response Maintenance	Response repairs	Damage to the building components and tenants belongings, insurance/ compensation claims.	R
Response Repairs	A Beard	Schedule of Rates	3 Years. Ends 31.3.09	Total Estimated spend To 31/03/09 £164,000	31/03/2010	£ 55,000	Change of Tenancy Works	Re-letting of Void Properties	Unable to let void properties	R
Response Repairs	N Burke	Schedule of Rates	3 Years. Ends 31.3.09	Total Estimated spend To 31/03/09 £302,000	31/03/2010	£ 90,000	Response Maintenance	Ground Works	Damage to the building & surroundings, components and tenants belongings, insurance/ compensation claims.	R

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Response Repairs	B Cruse	Schedule of Rates	3 Years. Ends 31.3.09	Total Estimated spend To 31/03/09 £85,000	31/03/2010	£ 30,000	Response Maintenance	Plumbing Works	Damage to the building components and tenants belongings, insurance/ compensation claims.	R
Response Repairs	Drain Services Ltd	Schedule of Rates	3 Years. Ends 31.3.09	Total Estimated spend To 31/03/09 £270,000	31/03/2010	£ 90,000	Response Maintenance	Drainage & plumbing works	H&S. Breach of The Water Resources Act 1991, The Environment Act 1995. The Environment Agency has powers to impose unlimited fines.	R
Response Repairs	Housing Management DLO	Schedule of Rates	3 Years. Ends 31.3.09	Total Estimated spend To 31/03/09 £968,000	31/03/2010	£ 360,000	Response Maintenance	Emergency & response repairs.	Damage to the building components and tenants belongings, insurance/ compensation claims.	R
Response Repairs	C Furnival	Schedule of Rates	3 Years. Ends 31.3.09	Total Estimated spend To 31/03/09 £272,000	31/03/2010	£ 90,000	Change of Tenancy Works	Re-letting of Void Properties	Unable to let void properties	R
Response Repairs	D Kent	Schedule of Rates	3 Years. Ends 31.3.09	Total Estimated spend To 31/03/09 £205,000	31/03/2010	£ 80,000	Change of Tenancy Works	Re-letting of Void Properties	Unable to let void properties	R
Response Repairs	Lewis Property Services Ltd	Schedule of Rates	3 Years. Ends 31.3.09	Total Estimated spend To 31/03/09 £124,000	31/03/2010	£ 50,000	Response Maintenance	Emergency & response repairs.	Damage to the building components and tenants belongings, insurance/ compensation claims.	R
Response Repairs	E McConol	Schedule of Rates	3 Years. Ends 31.3.09	Total Estimated spend To 31/03/09 £45,000	31/03/2010	£ 15,000	Response Maintenance	Plastering Works	Damage to the building components.	
Response Repairs	K Smith	Schedule of Rates	3 Years. Ends 31.3.09	Total Estimated spend To 31/03/09 £32,000	31/03/2010	£ 10,000	Response Maintenance	Emergency & response repairs.	Damage to the building components and tenants belongings, insurance/ compensation claims.	R
Response Repairs	G A Whittleton	Schedule of Rates	3 Years. Ends 31.3.09	Total Estimated spend To 31/03/09 £267,000	31/03/2010	£ 120,000	Response Maintenance	Decorations	Damage to the building components and tenants belongings, insurance/ compensation claims.	R
Schedule of rates – Electrical	Wessex Electrical	Schedule of Rates	3 Years. Ends	Total Estimated spend To	31/03/2010	£ 220,000	Responsive maintenance. Covers Salisbury District to 5.38 Properties	Emergency & response repairs.	Damage to the building components and tenants belongings, insurance/	R

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			31.3.09	31/03/09 £650,000			Contract to 2,500 properties.		compensation claims.	

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PLANNED & CYCLICAL MAINTENANCE:										
Gas, oil and LPG servicing	British Gas 0801	Partnership/ Agreement	4 Years. Ends 31/03/09	Total Estimated spend To 31/03/09 £2,200,000	31/03/2010	£ 550,000	Annual Budget inc smoke detector service.3978 properties on contract p.a	Annual service & safety check to gas & oil central heating systems	H&S prosecution. Breach of Gas Safety (installation & use) Regs 1998	R
External Decoration	Mitie	Partnership /JCT	2 Years. Ends 31.3.09	Total Estimated spend To 31/03/09 £690,000	31/03/2010	£ 400,000	External redecs houses & flats	Maintenance of building fabric	Deterioration of external finishing's	R
Smoke Detector servicing	Wessex Electrical 0413	JCT MW	4 Years. Ends 31.3.09	Total Estimated spend To 31/03/09 £67,000	31/03/2010	£ 30,000	Remainder of properties with smoke detectors not on gas contract	Maintaining smoke detectors in working order	Tenants at risk	R
Electrical Test & Inspection	Wessex Electrical 0810	JCT MW	06.03.09	£55,000	31/03/2010	£ 50,000	7 yearly cycle due to commence	Maintaining electrical systems in a safe state	Tenants at risk	R
Public Lighting & Controlled Access	Wessex Electrical	JCT MW	2 Years. Ends 31.3.09	Total Estimated spend To 31/03/09 £94,620	31/03/2010	£ 50,000	Communal lighting & controlled access to sheltered schemes and blocks of flats	Maintaining communal lighting system in a safe state	Tenants & public at risk	R
Sewage Treatment Maintenance and Servicing	Drain Services 0415	JCT MW	3 Years. Ends 31.3.09	Total Estimated spend To 31/03/09 £450,000	31/03/2010	£ 200,000	Maint (£100K)+ Empty. (£60K) as required. Works & pumping plants 27no. Septic tanks 53 some on groups some individual plus Environment Agency fees & consents (£40K)	Essential works	H&S. Breach of The Water Resources Act 1991, The Environment Act 1995. The Environment Agency has powers to impose unlimited fines.	R
						£ 3,302,000	REVENUE TOTAL			
						£5,397,400	GRAND TOTAL CAPITAL & REVENUE			