



## SHEFFIELD CITY COUNCIL Cabinet

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**Report of:** Safer and Stronger Communities Scrutiny and Policy Development Committee

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**Date:** 15th April 2015

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**Subject:** Call-In of decision by Cabinet on Future Options for the Housing Repairs and Maintenance Service

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### Summary

This paper reports the outcome of the Scrutiny Committee meeting held on the 26<sup>th</sup> March 2015 where a Call-In on Future Options for the Housing Repairs and Maintenance Service was considered.

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### Recommendations:

That Cabinet:

- a) notes the decision of the Economic and Environmental Wellbeing Scrutiny Committee.

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### Background Papers:

Report to Cabinet, Wednesday 18<sup>th</sup> March 2015:

Item 17 on this page:

<http://sheffielddemocracy.moderngov.co.uk/ieListDocuments.aspx?CId=123&MId=5578&Ver=4>

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**Category of Report:** OPEN

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## **Called-In Decision – Outcome of Scrutiny Committee Meeting**

### **1. Cabinet Decision**

- 1.1. The Executive Director, Communities submitted a report in relation to future options for the Housing Repairs and Maintenance Service.
- 1.2. At its meeting on 18<sup>th</sup> March 2015 Cabinet resolved:
  - (a) approves the proposal in this paper to insource the Housing Repairs and Maintenance (HR&M) Service from 1<sup>st</sup> April 2017;
  - (b) gives its approval for the insourcing to be done based on the principles and assumptions described in Section 9.4 of this report, and taking into account the risks and mitigations as set out in Section 10, including the potential contracting-out of a small proportion of the service;
  - (c) gives its approval for the budget required to cover the one-off implementation and set-up costs, as described in Section 8.3 of this report;
  - (d) delegates authority to the Executive Director, Communities to take all the necessary steps to progress and implement the insourcing of the service, in consultation with the Cabinet Member. These steps will include:
    - at the appropriate time, commencing formal consultation with Trade Unions regarding the transfer of staff from Kier into the Council (in consultation with the Director of Human Resources as necessary).
    - developing the structure and agreeing the timescales needed to deliver an in-house repairs service (in consultation with the Director of Human Resources as necessary).
    - approving the procurement strategy and contract award, and agreeing contract terms and entering into the contracts, for all necessary goods and services. This will apply to both the development / implementation work required prior to the insourcing, and for in-house delivery of the Service itself (including any elements of the Service which it is agreed will be contracted out by the Council) once it is brought back into the Council (in consultation with the Director of Commercial Services and the Director of Legal and Governance as necessary).
    - undertaking a more detailed assessment of which elements of the Service are more appropriate to be contracted out, rather than directly delivered by the Council, and what the impact of this will be and how that will need to be managed (in consultation with the Director of Commercial Services and the Director of Human Resources as necessary).
    - Ensuring that the statutory leaseholder consultation required by Section 20 of the Landlord and Tenant Act 1985 (as amended by

the Commonhold and Leasehold Reform Act 2002) is adhered to.

- Any other work required for the effective preparation for and implementation of the insourcing of the HR&M Service; and
- (e) requests that a further report is presented to Cabinet if the underlying strategy for the future of the Service cannot be achieved, or if any unforeseen significant risks emerge which may prompt Cabinet to re-consider its decision.

## **2. Scrutiny**

2.1. As per Part 4, section 16 of Sheffield City Council's Constitution, this decision was called in.

2.2. The Safer and Stronger Communities Scrutiny Committee considered the call-in at its meeting on 26<sup>th</sup> March 2015. The Committee heard from the relevant Cabinet Member, Council Officer and Councillors on the Committee.

2.3. The Scrutiny Committee:

- (a) notes the contents of the report together with the comments made and responses provided;
- (b) notes the decision of the Cabinet, made on 18th March 2015, in relation to the insourcing of the Housing Repairs and Maintenance Service from 1st April 2017;
- (c) recommends that no action be taken in relation to the call-in decision; and
- (d) requests:
  - i) report be presented to a future meeting of the Committee to include:
    - Full costings of holding a ballot of tenants and leaseholders on insourcing the Housing Repairs and Maintenance Service, together with,
    - Other, fully-costed, consultation options
  - ii) tenants representatives be invited to the meeting at which the above report is to be considered

## **3. Recommendations:**

That Cabinet:

- a) notes the decision of the Economic and Environmental Wellbeing Scrutiny Committee.

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