

BARNSLEY METROPOLITAN BOROUGH COUNCIL

Council Meeting:

12th May 2014

**Report of Central Area Council
Manager**

Central Area Council - Commissioning and Procurement Update

1. Purpose of Report

- 1.1 This report updates Members about the outcome of the procurement process for appointing a provider to deliver a service to reduce isolation and loneliness in older people.
- 1.2 It also outlines the progress made in taking forward the Central Council procurement processes for:
- A service for children aged 8-12 years
 - A service for young people aged 13-19 years
 - A Clean and Green service in partnership with local people
 - An integrated service for Environmental Enforcement
- 1.3 The report also revisits the context and proposal for procuring a service that will address issues associated with private rented housing stock in the Central Council area. The proposed service would offer the following two key elements:
- Private sector housing Management officer
 - Private sector housing Enforcement and Investigations Officer

2. Recommendations

It is recommended that:

- 2.1 Members note the outcome of the procurement process to appoint a provider to deliver a service to reduce isolation and loneliness in older people.**
- 2.2 Members note the progress made to date in taking forward the Central Council procurement processes for:**
- **A service for children aged 8-12 years**
 - **A service for young people aged 13-19 years**
 - **A Clean and Green service in partnership with local people**
 - **An integrated service for Environmental Enforcement**

- 2.3 Members agree the proposal presented in Appendix 1 of this report, for addressing a range of issues associated with private rented housing stock in the Central Council area.**
- 2.4 A Service Level Agreement for the Private Sector Housing proposal referred to above is developed, and responsibility for approving the SLA delegated to Assistant Director Neighbourhoods, Access and Support in consultation with Central Area Council Members.**

3. Procurement Updates

3.1 Outcome of appointing a provider to deliver a service for Reducing Isolation and Loneliness in Older People

Further to the detailed update provided at the last Central Council meeting, the top 3 providers were interviewed on Tuesday 15th April 2014.

In addition to each organisation making a presentation at the interview and responding to three questions posed by the Panel, an open session was facilitated as part of the interview process to clarify unclear aspects of their written bids.

As a result, the Panel was given the opportunity to revisit previous scoring. All scoring sheets from the various stages of the evaluation process, including any amendments, have been signed and retained as part of the audit process.

The final scores from the tender written quality submission and the interview session were then added together to arrive at a final quality score for each organisation.

The price submission was evaluated separately to the quality evaluation, with all pricing being checked for arithmetical accuracy.

The quality score and price scores were then brought together.

Following the process outlined in the procurement strategy and tender documentation, the organisation submitting the most economically advantageous tender is Royal Voluntary Service (RVS). RVS already has the required H&S accreditation in place (CHAS accreditation) and the required levels of insurance. The company's safeguarding information has been confirmed as acceptable.

The management charge outlined in the RVS submission is less than 10% of the annual cost of the procurement .

As a result of the procurement process outlined, the tender submitted by RVS has been formally accepted.

Once the "standstill" period comes to an end on 6th May 2015, discussions will take place between the Central Council Area Manager and the RVS contract

manager to agree the final detail in relation to performance targets and contract monitoring/management arrangements.

3.2 A Service for Children and Young People aged 8-12 years

The advertisement to procure this service was placed on YOR tender on 14th March 2015, with a closing date for submissions of Friday 2nd May 2014. As at 1st May, 62 organisations had expressed an interest in this procurement with 10 of those subsequently opting out of the process.

A further update about the numbers of organisations who have actually submitted bids will be provided at the meeting.

The following Evaluation Panel will meet over the next 6 weeks to evaluate all submissions in line with the Procurement strategy, and identify the successful organisation to deliver the service:

Jenny Grant -NPS
Nicky Bloodworth- CYPF Service
Youth Council representative/s
Councillor Doug Birkinshaw
Carol Brady

3.3 A Service for Children and Young People aged 13-19 years

The advertisement to procure this service was placed on YOR tender on 14th March 2015, with a closing date for submissions of Friday 2nd May 2014. As at 1st May, 75 organisations had expressed an interest in this procurement with 3 of those subsequently opting out of the process.

A further update about the numbers of organisations who have actually submitted bids will be provided at the meeting.

The following Evaluation Panel will meet over the next 6 weeks to evaluate all submissions in line with the Procurement strategy, and identify the successful organisation to deliver the service:

Karen Temple-NPS
Julie Hammerton-CYPF
Youth Council representative/s
Councillor Margaret Bruff
Carol Brady

3.4 A Service to Create a Cleaner and Greener Environment in Partnership with Local People

Following the approval of a specification of requirements and associated procurement strategy for “a service to create a cleaner and greener

environment in partnership with local people” at the Central Council meeting on 14th March 2014, the advertisement to procure this Clean and Green Service is to be placed imminently.

As previously agreed, Councillor Wayne Johnson will be the Central Council member on the Clean and Green Evaluation Panel. A Ward Alliance representative for this Evaluation Panel is currently being sought.

3.5 An integrated Environmental Enforcement Service

Due to the complex nature and associated legal requirements for delivering an effective environmental enforcement service, an integrated approach between BMBC’s Community Safety and Enforcement Service, and an external Provider was agreed at the last meeting of Central Council on 14th April 2014.

A specification of requirements and associated procurement strategy for this Service, which is to be jointly procured with Dearne Area Council, was also approved at the meeting. In addition, a Service Level Agreement between Central Council and BMBC’s Community Safety and Enforcement Service was approved.

The Tender Pack is currently being prepared for this joint procurement with Dearne Area Council, with a view to the procurement being advertised on YOR tender on Monday 12th May 2014.

As agreed at the last Central Council meeting, Councillor Tom Sheard will be the Central Council representative on the Evaluation Panel for the environmental enforcement procurement.

3.6 Private Sector Rented Housing Management/Enforcement

A proposal to address a range of private sector housing related issues in the Central Council area was presented to the last meeting of Central Council and is attached at Appendix 1 for further consideration at today’s meeting.

It is proposed that the service outlined would be delivered and managed through a Service Level Agreement with BMBC’s Community Safety and Enforcement Service.

The approximate cost of this service would be £70,000 per annum for a 2 year period, making the total cost of - £140,000

If the proposal is agreed in principle at today’s meeting a Service Level Agreement will be developed. Evaluation processes, regular progress reporting and sustainability will also be built into the SLA

Appendices

Appendix 1: Proposal for Private Sector Rented Housing
Management/Enforcement Intervention

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Date:
01/05/14

Appendix 1

CENTRAL COUNCIL

PRIVATE SECTOR RENTED HOUSING MANAGEMENT/ENFORCEMENT PROPOSAL

Background and Context:

There are a number of areas across the borough with a high density of poor quality privately rented accommodation. Problems associated with this tenure link to all the key areas of enforcement activity with much higher than average levels of crime, anti-social behaviour and environmental blighting. Often problems in these areas have escalated prior to any core service intervention.

In contrast, Berneslai Homes Housing Management Team provide estate management services to around 20,000 properties across the borough at a ratio of approximately 1 officer to every 500 properties. This in theory allows for proactive and lower level management of problems, better engagement with residents, and improved intelligence enabling problems to be more effectively identified and contained.

Ideally the same level of service would be provided to the private rented sector where the condition of property is invariably worse, the number of voids higher and the demand for property lower.

There are over 10,000 private lets in the borough, the poorer quality private rented stock is now the tenure of last resort to many and exhibits some of the more damaging social and environmental problems faced in Barnsley.

With specific reference to the Central Council area, the levels of private rented housing stock and social housing stock are as follows:

	Private Rented	Social rented
Central:	27.1%	14.1%
Dodworth:	8.4%	15.2%
Kingstone:	23.9%	20.3%
Stairfoot:	9.8%	30.3%
Worsbrough:	8.0%	30.7%

However, it should be noted that even in areas where there are lower levels of private rented housing, there may be individual properties causing significant amounts of issues/problems that are drawing heavily on existing Council and other resources.

To address the issues outlined in this section, BMBC has been successful in securing funding from the Department of Communities and Local Government "Rogue Landlord" scheme. This funding, which will be targeted at areas in Central Barnsley, Wombwell and the Dearne, will provide Barnsley MBC with:

- £130,000 to fund and support Private Sector Housing and Environment Officers
- £55,000 to provide additional grant support for the Barnsley Accreditation Scheme to address the highest occurring Category 1 Hazards in private rented housing (worst elements of poor housing conditions)
- £30,000 for specialist Legal support (in particular Enforced Sale, Empty Dwelling Management Orders and Selective Licensing)
- £15,000 to support the targeted interventions including 'blitz' operations

The operational working name for this scheme is the "Our Street" project.

Given the high levels of private rented housing stock in the Central Council area and the associated environmental, crime and anti-social behaviour issues that are prevalent in some areas, the Central Council is keen to explore opportunities to complement and supplement the Our Street project in the Central Council area.

Developing a service

The Central Council want to develop and deliver a service that will complement and supplement the "Our Street" intervention and will deliver the following outcomes:

- Improve the physical/living conditions of the private rented stock in the Central Council area and reduce the number of private sector housing condition complaints.
- Reduce the levels of crime and anti-social behaviour relating to private rented sector housing stock in the Central Council area.
- Reduce the levels of littering and flytipping in and around the private rented housing stock in the Central Council area.

It is proposed that the desired outcomes of the service will be achieved through the appointment of 2 full-time officers, who will sit within the Community Safety & Enforcement Service as follows:

- 1. Central Area Private sector housing management officer:** This post will provide a proactive, reassuring, practical and visible customer focused housing and environmental management service to the private rented housing of greatest need in the Central Council area.

The postholder will be responsible for the delivery of a range of frontline elements of Private sector housing support, environmental management, community and tenancy support, and community safety/cohesion.

Key areas of work for this post will include:

- Working with partners to ensure that areas of private sector housing and the surrounding local environment is attractive, safe, desirable, and where people want to live.
- Ensuring that the involvement of residents and property owners is embedded in the delivery of the service in the targeted areas
- Identification and delivery of private sector housing and environmental support/enforcement actions in liaison with the Central Council Enforcement and Investigation Officer
- To gather appropriate information to enable the development and implementation of relevant projects that will ensure the sustainability of areas of private sector housing stock in the Central Council area. This will include, but is not limited to: Selective Licensing Scheme and Empty Dwelling Management Orders.

2. Central Area Enforcement and Investigation Officer: Working closely with the Community Safety & Enforcement Service and the Central Area Private sector housing management officer (above), this postholder will effectively case manage and resolve serious/persistent problems in the private rented housing stock in the Central Council area.

Key areas of work for this post will include:

- Provide specialist support, guidance, advice to the Central Area Private Sector Housing Management Officer, Safer Neighbourhood Teams and Generic Enforcement Officers, with regard to legislation, conducting thorough investigations, proportionality and timeliness.
- Effective case management utilising thorough investigations, evidence gathering, effective recording, appropriate interventions, inspections, structured case files for court and giving evidence.
- To work in conjunction with the Anti Social Behaviour Response Team tasking and coordinating duties within complex cross organisational matrix management arrangements, providing a uniformed presence where appropriate, and discharging duties in real time in response to environmental/anti social behaviour issues.
- To gather evidence and appropriate information regarding current and emerging legislation and initiatives to enable the Central Area Council to develop and implement relevant projects to ensure the sustainability of areas of private sector housing stock in the Central Council area, including, but not limited to, Selective Licensing Scheme and Empty Dwelling Management Orders.

Each of these officers will focus 100% of their time and attention on the areas of private rented sector properties with the greatest need within the Central Council area, even if these are individual properties.