



surrounding the launch of the new contract. This is being used to test the potential the trading partnership has in offering the repairs service to the private sector.

### 3. **The Slough Joint Wellbeing Strategy, the JSNA and the Five Year Plan**

#### 3.1 **Slough Joint Wellbeing Strategy Priorities/JSNA**

The establishment of the Trading Partnership will help improve the quality and standards of housing within the borough, through delivering repairs, maintenance and investment services to the private sector with the potential in the future to move to small scale development, remodelling of existing housing assets and the provision of modular housing for the private and public sector. The profit share will generate income that can be reinvested in services and initiatives primarily through the general fund.

#### 3.2 **Five Year Plan Outcomes**

Establishing a trading partnership with OPSL will contribute to the following 5 Year Plan outcomes:

- Slough children will grow up to be happy, healthy and successful
- Our people will be healthier and manage their own care needs
- Slough will be an attractive place where people choose to live, work and stay.
- Our residents will live in good quality homes.
- Slough will attract, retain and grow businesses and investment to provide opportunities for our residents.

It is well established that having a stable, attractive home has a significant impact on a person's health and well-being. Establishing a trading partnership will offer an opportunity to increase the quality and quantity of housing for Slough's residents.

The development of the Asset Management Services framework will also give access to a range of asset management and managing agent services to other bodies, which will benefit and improve the delivery of housing-related activities to residents of the borough. The potential membership of the framework could include all local authorities, housing and RMI-related organisations, thereby promoting the council's commercial and innovation reputation.

### 4 **Other Implications**

#### (a) **Financial**

The formation and operation of the Asset Management Framework, operated by the trading partnership, is to be a self-funding activity and will further enhance the partnership's profit, which is to be spent on supporting community initiatives in the borough.

(b) Risk Management

Recommendation from section 2 above	Risks/Threats/ Opportunities	Current Controls	Using the Risk Management Matrix Score the risk	Future Controls
<p>2.1.1 That Cabinet is requested to note the following progress that has been made in respect of the trading partnership</p>	<p>Risk - The trading partnership founding agreements are not agreed and the TP is not incorporated.</p>	<p>TP is a contractual offer by OPSL  Governance measures in place as part of RMI</p>	<p>6 (Management inc contractual risk – Marginal impact, Low probability</p>	<p>TP operational set up meetings now in place to prepare for operational launch.</p>
<p>2.1.2 To note the significant progress made with the initial 7 sites identified for the provision of modular homes, and for Cabinet to approve the further 17 sites (listed at ) for evaluation for future presentation and proposal to Cabinet</p>	<p>Opportunity – The council has the potential to expand the modular housing offer, making alternative us of additional redundant council garage sites..</p>	<p>The framework will places only an administrative function within the RMI/trading partnership</p>		
<p>2.1.3 That the Service Lead Governance and Service Lead - Neighbourhoods, in consultation with the Cabinet Member for Corporate Finance and Housing and Leader of the Council, be authorised to pursue the opportunity to develop, OJEU procure and</p>	<p>Risk - The framework will places only an administrative function within the RMI/trading partnership with no liability for services delivered and it will be entirely self-funded with no capital or set-up requirement from the Council.</p>		<p>2 Management / contractual Probability – very low.</p>	<p>Procurement of the framework will provide for contractual relationships between the service provider and its clients.</p>

<p>launch an Asset Management Services Framework through the RMI as set out in item 5.2 with supporting briefing paper at Appendix A</p>	<p>Opportunity - The services and reputation of/and scope of the RMI/trading partnership will be enhanced by the provision of a wide nature of services.</p>			
<p>2.1.4 To note that in advance of the launch of a repairs and maintenance service to the private rented sector through the trading partnership, the RMI has already responded to requests from the private sector to requests to carry out work, generating early additional income and which arose from the publicity surrounding the launch of the new contract. This is being used to test the potential the trading partnership has, in offering the repairs service to the private sector.</p>	<p>Opportunity – The council is able to test appetite and practicality of a private sector repairs service and create additional income to the RMI.</p>			

(c) Human Rights Act and Other Legal Implications

There are no Human Rights Act or Legal Implications.

The Asset Management Services framework will exist as an administrative/functional activity within the trading partnership/RMI. Services provided through the framework will be provided by the successful service provider and all contractual liabilities for services delivered will be vested with the service provider.

(d) Equalities Impact Assessment

There are none.

5 **Supporting Information**

5.1 Modular Homes

The modular homes initiative forms a key part of the first 12 months' work programme for the trading partnership. There has been significant progress by Osborne and the Council on the initial 7 sites.

The progress to date includes:

- 5.1.1 In consultation with Cabinet Member for Corporate Finance and Housing, the submission of two pre-planning applications for two sites, offering:
- i) Potential of 12 homes at Quantock Close, Langley
  - ii) Potential of 12 homes at Broom House/Churchill Road, Langley
- 5.1.2 The site Garages 173-190 Weekes Drive is now to be incorporated within the masterplan being prepared for Weekes Drive.
- 5.1.3 The following 3 sites from the initial 7 sites identified are currently with architects and in preparation for consultation with the Cabinet Member for Corporate Finance and Housing for submission for pre-planning application:
- iii) Garages 421-470 High Street, Langley
  - iv) Garages 33-63 Borderside, Wexham
  - v) Garages 64-110 Borderside, Wexham
- 5.1.4 The final site at 64-80 Goldsworthy Way has been reviewed and removed from the list of potential sites.
- 5.1.5 As the delivery of the garages strategy progresses, opportunity has arisen for Osborne to evaluate a further previously unidentified 17 sites with the potential to deliver new homes.

These sites are currently with architects and in preparation for consultation with the Cabinet Member for Corporate Finance and Housing for submission for pre-planning application:

- Garages 155-174 Monksfield Way / 145-174 Hawkshill Road
- Garages 582-589 Pemberton Road, Britwell
- Garages 370-391 Rokesby Road, Britwell
- Garage bases 1-28 Keel Drive, Cippenham
- Former garages at Greenside, Britwell
- Garages 587-611 Churchill Road, Langley
- Garages 309-321 Meadow Road, Kedermister
- Garages 322-337 Paget Road, Kedermister

- Garages 266-281 Stile Road, Kedermister
- Garages 102-135 Trelawney Avenue, Langley
- Garages 401-409 High Street, Langley
- Garages 10-21 Hampden Road, Kedermister
- Garages 35-48 Maryside, Langley
- Garages 1-41 Minster Way, Langley
- Garages 101-135 Minster Way, Langley
- Garages and bases The Cherries, Wexham
- Garages 1-21 The Coftards, Wexham

## 5.2 Asset Management Services Framework

This is an opportunity for the RMI/trading partnership to operate a commercial activity whereby a range of asset management and managing agent services will be provided by a service provider selected through an OJEU procurement process.

The RMI/trading partnership will operate and administer membership of the framework, which will create income through a percentage based commission from the services delivered directly to third party organisations by the successful service provider.

The key benefit afforded by this opportunity is to provide a significant income that will be channelled back into the community through the RMI's social return on investment themes through the profit-share agreement to be in place with the trading partnership. Profit from the framework will be allocated to community schemes and initiatives on a project-by-project basis as approved by the RMI and trading partnership boards.

The service partner to the framework will be selected through a competitive OJEU procurement process. The successful partner, as part of the bid, will be required to forward fund the activities of the framework for the first 18 months (to the approximate value of £100,000), which are to cover the frameworks set up, marketing and operational costs and potentially provide an initial profit return.

Organisations wishing to join the framework will then be able to evidence that they are procuring services through a competitively tendered framework that meets public procurement and contracting rules. This is particularly attractive for those organisations who cannot commit the resources to full scale procurement processes, or wish simply to have access to a framework for occasional specialist services or those where they do not have the resources themselves.

The framework will effectively work as a membership and introduction scheme with access to a service provider who will deliver the service directly to the membership organisation. Contractual and professional liability for the services provided will sit between the service provider and each member organisation through the agreement to purchase those services. There will be no liability or contractual risk for any of the service provider's activities placed upon the RMI/trading partnership as the framework owner.

During the initial 18 month period, the initial financial commitment made by the service provider will incentivise it to ensure the success of the framework through marketing, promoting membership of the framework and the generation of income through the provision of services.

There will be additional benefits in that the relationships gained through the framework will offer other opportunities for networking, joint-working and best practice and knowledge sharing with member organisations providing property management and investment services. The framework will enable the RMI and trading partnership to expand its operational and business contacts and further develop its commercial business acumen.

The responsibility for administration of the framework would be set out between the RMI/trading partnership and the service provider during the bid process and will be funded as an overhead from the frameworks generated income.

An additional outline briefing paper on the Asset Management Services framework opportunity is attached at Appendix A.

## 6 **Comments of Other Committees**

None

## 7 **Conclusion**

- 7.1 The recommendations in this report seek to update Cabinet on progress with the inception/activities relating to the trading partnership with Osborne Property Services Limited. It also presents a new opportunity to create a professional framework, at minimum risk to the council, to provide access to RMI-related and managing agent services to third party organisations.

## 8. **Appendices**

Appendix A: Discussion Paper on the creation of a Professional Services Framework.

## 9. **Background Papers**

None