

EX41. Cyclical Maintenance – Painterwork

The Executive considered a report by the Director of Corporate and Housing Services recommending that the painterwork element of the cyclical maintenance programme is put to tender.

A review of the Building Maintenance Division (BMD) in 2015 by the Association of Public Sector Excellence (APSE) had highlighted the Cyclical Maintenance Programme as an area for improvement. A subsequent and more detailed internal review of the cyclical maintenance operations and a benchmarking analysis was carried out by a review group involving employee and volunteers and trades union representatives. It had concluded that costs could be saved by using new paint products with a longer lifecycle and installing PVC soffits and fascia on buildings of a certain height.

Having regard to the benchmarking analysis, one third of the cyclical maintenance programme had been tendered with the following outcomes:

- the work cost c70% less than comparable BMD rates;
- customer satisfaction was high at over 90%; and
- availability and flexibility of additional resources were provided to meet contract timescales.

It was consequently proposed that the remainder of the cyclical maintenance programme should be put out for competitive tender with a view to securing 50-70% savings on current costs. The current cohort of staff would be accommodated on other painterwork duties.

Decision

The Executive agreed that a tendering exercise is carried out for the painter work element for the Council's full Cyclical Maintenance Programme for a 3 year period commencing late 2016.