



Subject:	LPS Contract – Provision of Property Surveys
Date:	24 th November 2017
Reporting Officer:	Ronan Cregan, Deputy Chief Executive and Director of Finance and Resources
Contact Officer:	Ian Harper, Building Control Manager

Restricted Reports	
Is this report restricted?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If Yes, when will the report become unrestricted?	
After Committee Decision	<input type="checkbox"/>
After Council Decision	<input type="checkbox"/>
Some time in the future	<input type="checkbox"/>
Never	<input type="checkbox"/>

Call-in	
Is the decision eligible for Call-in?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

1.0	Purpose of Report or Summary of main Issues
1.1	To inform members of the request made to Council by the Chief Executive of Land and Property Services (LPS) to enter into a revised contract for the provision of property surveys by the Building Control Service to assist with the upkeep of the valuation list.
2.0	Recommendations
2.1	The Committee is asked to; <ul style="list-style-type: none">• Agree the request to enter into the new contract which runs until 31st March 2019.
3.0	Main report
	<u>Key Issues</u>
3.1	The Building Control Service has been working in partnership with LPS in a number of areas for over 15 years. Since April 2005 the Service has been providing property surveys for LPS under a contract signed at that time.

3.2	As Building Control surveyors are on site during construction they can carry out their survey at the time the properties are ready for occupation, without the need for LPS staff to visit the site to gather the information and allowing them to value the properties from the desktop. This ensures an efficient method of timely and equitable maintenance of the valuation list.
3.3	LPS have been reviewing the contractual arrangement and, in consultation with officers from the council, have amended the previous contract to reflect changes that have been made to working practices. LPS have made the request for the council to enter into this new contract. (Appendix 1)
3.4	<p>The main changes to this contract from the current arrangements are:</p> <ul style="list-style-type: none"> • The rate LPS will pay per survey reduces from £65 to £55 from 1st April 2018. This reflects the changes in the process which reduces the amount of time surveyors will spend on site gathering the information and increases the use of AutoCAD technicians. • Full survey provision of extensions to commercial properties are now included. • With the priority of getting new build properties onto the valuation list, the target to provide a survey within 20 working days from the date the property is fit for occupation has been retained. The target time to provide extended domestic surveys and the extended commercial surveys has been set at 30 days.
3.5	<p>Legal Service have been consulted with regards the contract and are satisfied with the content.</p> <p><u>Financial & Resource Implications</u></p>
3.6	This function has been carried out on a cost neutral basis and will continue to do so. The reduction in cost per survey provided from £65 to £55 is offset by efficiency changes in the processing of the surveys.
3.7	<p><u>Equality or Good Relations Implications</u></p> <p>There are no direct Equality implications.</p>
4.0	Appendices – Documents Attached
	<p>Appendix 1 - Letter from LPS Chief Executive</p> <p>Appendix 2 - Copy of revised contract</p>