

**WRITTEN QUESTIONS TO THE PRESIDENT OF THE HOUSING COMMITTEE  
BY DEPUTY G.P. SOUTHERN OF ST. HELIER**

**ANSWERS TO BE TABLED ON TUESDAY 29th NOVEMBER 2005**

**Question 1**

Would the President confirm whether the tendering process for maintenance and repair has been changed in recent years to a fixed-price contract basis and, if so, whether this has reduced the number of companies competing for such States contracts and further outline what measures, if any, are in place to monitor –

- (a) the professional qualifications and skill levels of the workforce employed;
- (b) the quality and standards of work completed;
- (c) whether pay rates are below Building Federation levels; and,
- (d) whether health and safety regulations are consistently adhered to?

**Answer**

A schedule of rates was introduced for void property work in 1999 and was updated in 2003.

A schedule of rates was introduced for response repair work in 2005.

The number of contractors employed on both void property work and response repair work has reduced as a result, together with costs. Performance statistics have improved significantly as a result.

With regard to the additional questions -

- (a) At the time that the fixed price schedule of rates was introduced, contractors were assessed for competence and their ability to perform to the performance criteria set out in the relevant contracts. This process was overseen by an independent firm of Chartered Surveyors.
- (b) A percentage of all work is routinely inspected in order to ensure quality. In addition, surveys of customers in receipt of repair work are carried out. A recent survey undertaken in respect of repair works carried out between April and July 2005 has thus far returned a satisfaction rate of 97%.
- (c) Those contractors employed on the schedule of rates system, contract to undertake 'day work' at rates below those recommended by the Jersey Building and Allied Trades Employers Federation. This was part of a package of measures introduced as a result of a competitive tender process. However, the vast majority of work is undertaken on a fixed price basis.
- (d) The Committee requires that all Contractors comply with the provisions of Article 3 (3) of the Health and Safety at Work (Jersey) Law 1989. Accordingly, all contractors are expected to maintain the highest health & safety standards. However, the Committee is not the regulator of health and safety standards, albeit it does work closely with the Health and Safety Inspectorate to ensure that concerns of a health and safety nature identified by the Inspectorate in respect of work undertaken by Contractors are properly investigated and the appropriate action taken.

The Housing Committee, through the Housing Department, is only too willing to brief any States Member on the current arrangements for the procurement of maintenance services, should they so require.

## Question 2

Would the President inform members of the number and names of those building contractors who were employed on -

- (a) routine maintenance, including re-lets; and,
- (b) emergency repair contracts.

and the proportion of total work allocated to each contractor, along with the value of the contracts, in 2004?

### Answer

When the new response repairs schedule of rates was introduced, one condition of the contract was that each and every contractor on that response repair list would be expected to provide a limited out of hours 'emergency only' service at no additional standby cost.

The following contractors, who make up the responsive repairs list will also, where needs dictate, respond to emergencies out of hours:-

TRADE	CONTRACTOR
Electrical	H.W. Gallichan & Sons
General Building	A. Cameron & Son A1 Property Services R. Houillebecq
Locksmith	Ace Locks
Plumbing	H.W. Gallichan & Sons
Window & Door Repairs	Ace Locks
Roofing	Dave Beck Roofing J. McFarlane Roofing
Flooring	ARC Carpets Tower Carpets
Decorations	A. McAulay Decorators
Medical Adaptations	A. Cameron & Son A1 Property Services

With regard to void property refurbishment, the following contractors are employed on a fixed price schedule of rates -

A1 Property Services Limited  
A. Cameron & Son Limited  
R.A. Poree Limited  
A.H. Turmel Limited.

With regard to providing information concerning the sums paid to each contractor undertaking void refurbishment or response repair work, these are available from the Housing Department. The figures will readily be provided to any Member of the States Assembly requiring such information. However, in fairness to the contractors concerned that information should not be passed to third parties.