

Report to:	Cabinet	Date: 15 October 2025
Subject:	Sureserve Compliance Northwest Contract Extension	
Report of	Cabinet Member for Housing Services	

Summary

1. This report seeks approval to extend the existing Contract for the delivery of Gas Compliance, Repairs, Smoke Detector Testing and Capital Boiler works within Housing Services.
2. There is also a call off option within the Contract being utilised by Facilities Management for the delivery of services in Corporate Buildings.
3. The value for the extended period is estimated to be £1,591,800 plus call off ad hoc call off works provided to Facilities Management. This includes an annual uplift of 5% which is the upper limit of current negotiations.

Recommendation(s)

4. That the Cabinet approves the extension of the existing Sureserve Compliance Northwest Compliance Ltd Contract for twelve months until 1st January 2027.

Reasons for recommendation(s)

5. The contract delivers Landlord Statutory Compliance Services on behalf of the Council.
6. The extension is required to allow time for an options appraisal to be carried out on the future delivery of gas services.

Alternative options considered and rejected

7. Re-procurement has been considered; however, due to the Building Safety, Repairs and Property restructure this was rejected as the time and capacity required are not yet in place.

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Background

8. The current Contract commenced 1st January 2022 for a period of 4 years with the option of a further 1-year extension. The Contract was tendered and awarded by Six Town Housing Limited and novated to Bury Council in February 2024. The novation of the contract was approved by Cabinet on 7th November 2023 as part of the Strategic Housing Review which approved the transfer of housing back to the Council from Six Town Housing.
9. The Contract was awarded via the Procure Plus Framework.
10. The Council is currently at 99.99% compliance for servicing of its gas assets and there are no concerns regarding current performance on gas servicing.
11. Sureserve meet all its KPIs in relation to the delivery of repairs in line with KPIs set out in the contract.
12. A 10% physical audit takes place for all Sureserve's gas compliance activities and no significant issues have been identified in the past 18 months.

Links with the Corporate Priorities:

13. Local – ensuring that tenants are kept safe and live in properties they can be proud of, increasing life chances of residents in our most deprived areas.
14. Together – respect for our tenants by ensuring their voices are heard and respected.

Equality Impact and Considerations:

15. As this is a contract extension, there are no additional impacts or equalities concerns identified

Environmental Impact and Considerations:

16. There are no additional environmental impacts.
17. Newer boilers installed are more efficient and reduce carbon emissions.
18. There are no biodiversity considerations.

Assessment and Mitigation of Risk:

Risk / opportunity	Mitigation
The Council is required to meet its obligations under The Gas Safety (Installation and Use) Regulations 1998.	Failing to extend the existing contract would hinder the Council in fulfilling its statutory duties.

Legal Implications:

19. There are no legal issues with the 1-year extension as this contract was entered into on a 4-year term with an option to extend for 1-year.

Financial Implications:

- 20 Extension of this contract results in an estimated full-year cost of £1.594m, with the core elements of the contract works which would be met from the HRA revenue repairs budget amounting to £1.171m, which is a £0.140m increase in current budget's which will need to be provided for in the Council's HRA budget for 2026-27. In addition, it is estimated that the full-year cost of Boiler Replacement works which will be capitalised will amount to circa £0.425m in 2026-27, and this will need to be provided for in the 2026-27 HRA Capital programme.
- 21 There will be some additional in-year pressure in 2025-26 resulting from the extension of the contract in the first 3 months of 2026, and this will have to be met from a combination of existing HRA budgets, the HRA Capital Plan and reserves.

Social Value:

Bury Council has adopted the definition of social value as described in Greater Manchester Combined Authority's Social Value Policy: 'A process whereby organisations meet their needs for goods, services, works and utilities in a way that achieves value for money on a whole life basis in terms of generating benefits not only to the organisation but also to society and economy, whilst minimising damage to the environment'.

Bury Council is committed to delivering wider social, environmental and economic benefit from procurement, and embraces its responsibilities under The Public Services (Social Value) Act 2012. This contract is expected to achieve some good social value outcomes,

Sureserve have played an active part in the Council's social value initiatives to date, funding skips and participating in estate action days and discussions are taking place about their future involvement as part of this contract.

Background papers:

None.

Please include a glossary of terms, abbreviations and acronyms used in this report.

Term	Meaning