

FOI REF:	17159
RESPONSE SENT:	29/05/2026

Request

Please provide the following information in relation to your current (pre-merge) arrangements and any planned or anticipated changes under Local Government Reorganisation (LGR).

Current Facilities Management Arrangements (Pre-Merge)

- 1.1 Describe the current operating model for Hard FM services across your non-housing estate (including corporate offices, depots, investment properties and schools).
- 1.2 Confirm the scope of services delivered, including statutory compliance areas (fire, water hygiene, asbestos, gas, electrical, and any other regulated disciplines).
- 1.3 State whether services are delivered in-house, outsourced, or via a hybrid model.
- 1.4 Where outsourced, confirm whether services are delivered via a single prime contractor or multiple suppliers.

Contractual Position

- 2.1 Provide a summary of all relevant Hard FM and compliance contracts, including:
Supplier name(s)
Scope of services
Contract start date and expiry date
Total contract value and/or annual spend

Digital Systems and Data

- 3.1 Describe how data is captured, managed, and reported to the Council.
- 3.2 Confirm who owns the data generated through FM and compliance activities.
- 3.3 Outline any plans for data migration, consolidation, or system rationalisation under LGR.

Transition Planning Under LGR

- 4.1 Describe any dedicated FM or estates workstreams established to support LGR transition.
- 4.2 Outline the current strategy for existing FM contracts under LGR, including whether contracts are expected to be:
Maintained as-is
Novated to the new authority
Reprocured or consolidated
- 4.3 Provide indicative timelines for key transition milestones relating to FM and compliance services.

4.4 Provide details of any planned procurement activity for FM and compliance services within the next 24–36 months.

Governance and Decision-Making

5.1 Describe the governance structure for FM and estates during the LGR transition period.

5.2 Identify the roles or bodies responsible for decision-making relating to FM strategy, contracts, and service delivery under LGR.

5.3 Confirm whether external consultants, advisors, or integration partners are supporting FM transition planning, and if so, provide details.

Please provide responses in narrative form, clearly distinguishing between current arrangements and planned future state where applicable.

Response

Freedom of Information Response – Facilities Management & LGR

1. Current Facilities Management Arrangements (Pre-Merge)

1.1 Operating model

Hard FM services across the non-housing estate are delivered entirely by external contractors. The Council retains duty-holder responsibilities and contract management.

1.2 Scope of services

Services include all statutory compliance areas: fire safety, water hygiene, asbestos, gas, electrical, lifts/LOLER, HVAC, and building fabric maintenance.

1.3 Delivery model

All Hard FM services are fully outsourced.

1.4 Supplier structure

Services are delivered through multiple specialist suppliers. There is no single prime contractor.

2. Contractual Position

2.1 Contract summary

The Council holds several discipline-specific Hard FM and compliance contracts. For each, the Council holds supplier name, service scope, contract start and end dates, and contract value/annual spend (please refer to table below)

3. Digital Systems and Data

3.1 Data management

Data is captured through contractor systems and a Council-managed CAFM platform. Contractors provide statutory documentation electronically.

3.2 Data ownership

The Council owns all FM and compliance data.

3.3 Data migration

LGR planning includes consolidation of CAFM systems and standardisation of asset and compliance data.

4. Transition Planning Under LGR

4.1 FM workstreams

A dedicated FM/Estates workstream is in place to support LGR transition.

4.2 Contract strategy

Existing contracts are expected to be maintained initially and novated to the new authority where required. Longer-term consolidation or reprocurement will be considered post-vesting.



4.3 Transition milestones

Key milestones include contract mapping, data consolidation planning, and post-vesting review of future delivery models.

4.4 Future procurement

Procurement activity is anticipated within 24–36 months to support contract consolidation and system rationalisation.

5. Governance and Decision-Making

5.1 Governance structure

FM and estates activity is overseen through the LGR FM/Estates workstream, reporting to the corporate programme governance structure.

5.2 Decision-making roles

Decisions are made by senior officers responsible for assets, procurement, and compliance, with escalation to programme boards or elected members where required.

5.3 External support

External advisors may be engaged for contract review, compliance assurance, or procurement planning where necessary.

Contract summary details –

Maintenance Type	Supplier Name	Contract Type	Contract Start & End Dates	Contract Value / Annual Spend
Fire safety including fire extinguishers	Premier Fire & Security Ltd	Agreement	01/04 to 31/03	£10,838.00
Water hygiene tests & RA	Zeta Compliance Services	Agreement	01/04 to 31/03	£22,345.00
Asbestos	Envirochem Analytical Laboratories Ltd	As & When	na	£1,000.00
Gas Servicing	Anchor Pipework Ltd	Agreement	01/04 to 31/03	£2,355.00
Electrical - ELT	Cardo (South) Ltd	Agreement	01/04 to 31/03	£8,316.00
Lifts / LOLER	Jacksons Lift Services	Framework	01/10 to 30/11	£7,260.00
HVAC	Air Improve Ltd	Agreement	01/04 to 31/03	£9,206.00
Intruder Alarms	Chubb Fire & Security Ltd	Agreement	various	£3,862.00

Keyholding, Lock / Unlock	ADP Security Systems Ltd	Agreement	01/04 to 31/03	£17,709.00
Cleaning	OCS	Contract until 2028 with 2 year rolling	01/04 to 31/03	£105,994.00
Sanitary	PHS Group Ltd	Agreement 3 year	01/04 to 31/03	£5,962.00
Window Cleaning	AllClean Office & Windows Ltd	Agreement	01/04 to 31/03	£14,316.00
Lightning Tests	Omega Red Group Ltd	Agreement	Fixed 3 years 2025 to 2027	£980.00
Racking Tests	Linear Storage Solutions	Agreement	01/04 to 31/03	£480.00
Auto doors / Shutters	Total Door Services Ltd	Agreement	01/11 to 31/10	£3,090.00
DEC's	ECA Business Energy	Agreement	01/04 to 31/03	£300.00
Ladder Inspections	Prem Safe (south) Ltd	Agreement	na	£650.00
PAT Testing	Pat Test South	Agreement	na	
Access Control & CCTV	Smart Security Systems Ltd	Agreement	01/04 to 31/03	£650.00
Water Collers / Boilers	Crown Water & Coffee	Agreement	01/04 to 31/03	£8,383.00

