1. On page 44 of the Dynamic Purchasing agreement, paragraph 3.15 states ‘The Council will on request provide the Service Provider with information relevant to determining the correct eviction procedure to be followed’ and I now request that information, please, before I consider signing the agreement to complete my accreditation.

Reply: this question only applies to properties where the Nightly Paid Accommodation has been entered into and does not affect Private Leasing Schemes properties.

The Council will cooperate and assist providers on individual cases. There are multiple scenarios which depends on the length of occupation, the status of their applications etc. In all circumstances the Council is NOT the landlord for these properties and it has not legal interest in the property to provide the occupant with a tenancy. The council has a duty to give reasonable notice to all parties, usually up to 28 days. The council cannot provide legal advice to NPA providers, but does wish to ensure that the due process is followed. At the end of each placement the council will provide the provider with a statement details relevant facts which the provider can use to determine their legal duties. Each case is therefore addressed individually.

1. On page 69 of the Dynamic Purchasing agreement, paragraph 3.15 states at the end of the fixed lease, paragraph 20.5 on page 69 states ‘…Where the Council’s responsibility to provide vacant possessions through the County Court, the Council will provide a regular update on progress’ at the end of the fixed lease, and please conform that means there is no guarantee that my property will be returned to me at the end of the fixed lease – only that I will receive updates if my property is not returned on the due date – or ever.

Reply: The specific route to ensure that vacant possession is provide on the due date is to have open channels of communication in the months leading to the end of the lease. There is a responsibility on both parties to agree as soon as possible within the last 12 months if the property has a realistic prospect of renewal. The Council requires time has to seek alternative accommodation or obtain possession and a timely decision is critical.

1. If I don’t sign the Dynamic Purchasing agreement  will Southwark Council longer use my properties for Temporary Accommodation? If so, what will be you plan to remove the Temporary Accommodation clients and how will I be paid if you still have Temporary Accommodation clients in my properties?

Reply: The introduction of the DPS does not bring to end existing arrangements. This will change over time, but if any current provider is either not accepted onto the DPS or does not wish to do so, the Council will wish to retain the services and supply of existing providers. However, in parallel the Council will wish to apply to both existing and renewed arrangements, the same terms and conditions that will operate under the DPS. The lease, NPA contract and service standards will apply. The booking and payments systems will be different but adopting practical similarities will be beneficial to both the Council and provider.

1. If you are already registered on Adams do you have to go through the tender process

Reply: Yes, regiustration on Adam is only the initial stage to access the rest of the tender.

1. When does Adams go live (what rent periods will be affected)

Reply: the Adam system will go live once the evaluation and approval processes have been completed. This is not expected to be before January 2025. A data migration exercise will be carried for current providers that have been accepted and the full contract and payment terms will be as published.

1. Does this change, mean that we no longer have to send monthly invoice to accounts for payment

Reply: yes. These will be generated by the Adam. Any manual adjustments will occur in the following month after payment if practical

1. Will this affect both PSL and Temporary accommodations

Reply: there is a separate agreement for NPA, but the process is similar

1. We have two Adams - one for PSL and the other for Temporarily accommodation- Will our existing properties be transferred to each accordingly?

Reply: there will be one contact reflecting both PSL and NPA