



Glasgow City Council

Contracts and Property Committee

Report by Director of Legal and Administration

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Item 4

8th August 2024

**The Provision of Statutory Private Sector Housing Repairs
Framework Agreement**

Tender Reference: GCC005971CPU

Purpose of Report:

To submit details of the tenders received for the provision of statutory private sector housing repairs framework agreement and recommend acceptance of the most economically advantageous tenders as detailed in this report.

Recommendations:

The Contracts and Property Committee is requested to approve the award of a framework agreement for the provision of statutory private sector housing repairs and appointment of the contractors listed in Appendix A.

Ward No(s):

Citywide: ✓

Local member(s) advised: Yes No consulted: Yes No

1 Background and Tender

- 1.1 Glasgow City Council's ("the council's") budget for the provision of statutory private sector housing repairs is between £2,000,000 to £3,000,000 per annum.
- 1.2 The Housing and Regeneration Services (HRS) team within Neighbourhoods, Regeneration and Sustainability (NRS) is responsible for monitoring the condition of the private sector housing stock within the city. Since the early 1980s, the council has undertaken a major repair programme of statutory repairs to tenement and general housing properties within the city. These properties are primarily pre-1919 tenement properties.
- 1.3 Whilst owners are responsible for the maintenance and repair of their properties, the council is required at certain times to intervene where a property is in common ownership, primarily tenement stock, and owners are either unable or unwilling to carry out necessary repair works to their buildings which would result in the property falling into a greater state of disrepair or even a dangerous condition.
- 1.4 The council is seeking to appoint contractors to a new framework for the delivery of various works packages associated with statutory private sector housing repairs. The works will comprise, but not be limited to, the following:
- Structural repairs.
 - Roof repairs.
 - Asbestos removal.
 - Rot repairs/eradication.
 - Painting work
 - Masonry repairs
 - Repairs/replacement of doors/windows

Where possible all costs associated with statutory repairs will be recouped from the owners of the property.

- 1.5 A commodity team consisting of stakeholders from NRS and CPU was formed to develop the sourcing strategy and deliver a new framework.
- 1.6 As part of the sourcing strategy developed the framework was split into 2 distinct lots. These lots are as follows:

Lot	Description
1	Statutory Repairs to Privately Owned Properties (Minor Works) - Up to £499,999
2	Statutory Repairs to Privately Owned Properties (Major Works £500,000 and above)

- 1.7 It was agreed that an open tender process would be the most appropriate method to deliver this framework . The opportunity was advertised via UK Find a Tender Service and Public Contracts Scotland.
- 1.8 The duration of the framework is 4 years from 26 August 2024 to 25 August 2028.
- 1.9 The framework will be utilised by NRS.

2 Evaluation

- 2.1 21 contractors expressed an interest. Of the 21, 7 submitted a bid. 7 for Lot 1 and 7 for Lot 2.
- 2.2 Of the 14 contractors that failed to respond, 2 cited a reason. The first stated that it would not be bidding due to a lack of capacity in its estimating section while the other confirmed that upon reviewing the specification the contractor lacked the specific experience of working on tenemental properties.
- 2.3 Of the 7 contractors that submitted a bid for Lot 1, 2 failed to pass the pre-selection assessment. 1 failed the health and safety assessment and the other failed to meet the minimum threshold of 60% for demonstrating suitable technical experience. Of the 7 contractors that submitted a bid for Lot 2, 3 failed to pass the pre-selection assessment. 1 failed the health and safety assessment and the other 2 failed to meet the minimum threshold of 60% for demonstrating suitable technical experience.
- 2.4 The award evaluation was based on the following criteria and weightings:

Lot	Price	Quality	Quality Sub Criteria
1	60%	40%	Project Example - 8%
			Project Management - 8%
			Communication - 8%
			Sustainability & Community Benefits – 5%
			Sub-Contracting – 3%
			Quality Control & Assurance – 3%
			Fair Work First (including the Real Living Wage) - 5%
2	60%	40%	Project Example - 8%
			Project Management - 8%
			Communication - 8%
			Sustainability & Community Benefits – 5%
			Sub-Contracting – 3%

			Quality Control & Assurance – 3%
			Fair Work First (including the Real Living Wage) - 5%

2.5 The evaluation scoring of the contractors which have been recommended for award within each respective lot is shown in the table at Appendix A.

3 Framework Implementation and Call Off

3.1 The framework call-off options are outlined below:

3.1.1 Direct Award Process – Lot 1

Applicable for routine / emergency works under £50,000. The panel of contractors, which were ranked in accordance with their scoring achieved at framework award stage, will be contacted in ranked order to check on capacity to deliver the requirement.

3.1.2 Mini Competition Process – Lot 1

Applicable for all works valued at £50k and above and for works under £50k at the council's discretion. All contractors on the relevant lot will be invited to mini competition for the requirement and will submit either:

- Option 1 – Pricing only specific to requirement with quality and fair work first scoring carried forward from framework, or
- Option 2 – Pricing and Quality response specific to requirement.

3.1.3 Mini Competition Process – Lot 2

All contractors on the relevant lot will be invited to mini competition for the requirement and will submit the following:

- Pricing and Quality response specific to requirement.

4 Contract Management

4.1 The council's Contract Management Assessment Tool (CMAT) has deemed this framework to be categorised as requiring a medium level of management. The contractors will be monitored in line with our contract and contractor management process which includes tracking the contractor's performance against the key performance indicators and working collaboratively to identify opportunities of improvement and innovation.

4.2 The agreed community benefits outcomes and Fair Work First commitments will be monitored via Cenefits which is a web-based monitoring tool. We will also capture sustainable commitments within the CPU Sustainable Register.

5 Policy and Resource Implications

Resource Implications:

Financial: The framework was advertised with an estimated spend of £8m to £12m over the 4-years period.

Funding for projects during the framework period will come from the NRS revenue budget.

Legal: The report raises no new legal issues.

The Director of Legal and Administration will be responsible for concluding the framework.

Personnel: No direct personnel implications.

Procurement: An open procedure as outlined in section 1.7.

Council Strategic Plan:

This supports the following:

- Grand Challenge 2, Mission 2
- Grand Challenge 3, Mission 2
- Grand Challenge 4, Mission 1

Equality and Socio-Economic Impacts:

Does the proposal support the Council's Equality Outcomes 2021-25

Yes - the Sustainable Procurement Duty requires that before a contracting authority buys anything, it must think about how it can improve the social, environmental and economic wellbeing of the area in which it operates, with a particular focus on reducing inequality.

What are the potential equality impacts as a result of this report?

An EQIA was not required for this contract as there is no impact.

Please highlight if the policy/proposal will help address socio economic disadvantage.

Fair Work First was included as part of the award criteria with a weighting of 5%. Contractors were assessed on their commitment to fair work practices for workers engaged in the delivery of this framework and those in the supply chain of the contractor.

Appendix B shows the key Fair Work Practice submitted as part of the tender bid for each of the recommended appointed contractors.

The framework allows for community benefits to be requested as a mandatory requirement via aggregated spend via the projects awarded via the framework.

Appendix C shows the thresholds for each Lot.

Climate Impacts:

Does the proposal support any Climate Plan actions? Please specify:

Yes – Themes 2 and 3.

Actions 9 and 29

What are the potential climate impacts as a result of this proposal?

Through the works delivered via this framework Glasgow's pre-1919 tenemental housing stock will be subject to improvements which will ensure that these properties are better equipped to ensure that they are more resilient to the impacts of climate change thereby protecting Glasgow's rich heritage.

Will the proposal contribute to Glasgow's net zero carbon target?

Yes as above. The key mitigations are as follows:

Carrying out improvements to existing homes, particularly older tenements, to make them low and zero carbon fit for the future will support Glasgow drive to become carbon neutral by 2030.

Privacy and Data Protection impacts:

No data protection impacts identified.

6 Recommendations

The Contracts and Property Committee is requested to approve the award of a framework for the provision of statutory private sector housing repairs and appointment of the contractors listed in Appendix A.

Appendix A – Contractors Recommended to be Appointed to the Framework

Lot	Contractor Name	Companies House No.	Rank
1	Contract Building Services (Scotland) Ltd	SC343778	Ranked 1
	Clark Contracts Ltd	SC088490	Ranked 2
	Cairn Building Solutions Ltd	SC547774	Ranked 3
	Go-Wright Ltd	SC384158	Ranked 4
	W H Kirkwood Ltd	SC014049	Ranked 5
2	Cairn Building Solutions Ltd	SC547774	No ranking.
	Clark Contracts Ltd	SC088490	No ranking.
	Contract Building Services (Scotland) Ltd	SC343778	No ranking
	W H Kirkwood Ltd	SC014049	No ranking

Note: As set out in paragraph 3.1,1, the ranking in Lot 1 is only relevant to routine / emergency works under £50,000. All works £50,000 and above will be subject to a mini competition.

Appendix B – Contractors Fair Work First Submissions

	Clark Contracts Ltd	Contract Building Services Ltd	Go-Wright Ltd	Cairn Building Solutions	W H Kirkwood Ltd
Payment of at least the real Living Wage	Yes	Yes	No	No	Yes
Provide appropriate channels for effective workers' voice	Yes	Yes	Yes	Yes	Yes
Investment in workforce development	Yes	Yes	Yes	Yes	Yes
No inappropriate use of zero hours contracts	Yes	Yes	Yes	Yes	Yes
Action to tackle the gender pay gap and create a more diverse and inclusive workplace	Yes	No	No	No	No
Offer flexible and family friendly working practices for all workers from day one of employment	Yes	Yes	Yes	Yes	Yes
Oppose the use of fire and rehire practice	Yes	No	No	Yes	Yes

Note: The above information is based on the information provided in the contractor's tender submission and may not accurately reflect its FWF practice.

Appendix C – Community Benefits

An aggregated award value process will be utilised for provision of Community Benefits.

The aggregation is inclusive of all mini-competitions and direct awards across all lots under this framework. Where a contractor reaches aggregate award value thresholds shown in the table below, they are required to commit to deliver community benefit outcomes to the value of the CBP's shown for the threshold.

Aggregate Award Values Threshold	Community Benefit Points (CBP's) to be provided	Cumulative CBP total
£500k	60	
£1m	20	80
£3m	20	100
£5m	30	130
£8m	30	160

The aggregated award values are updated at time of award using the following:

- Mini-Competition award value in award letter
- Direct award value in award letter if award letter issued

The final value of the works if higher than the award value may result in an adjustment to the number of community benefit points that are due to be delivered.

All values will be exclusive of vat.