

Agenda



Tendering Committee

Date: Wednesday, 5 June 2024

Time: 09:15

Venue: 'The Bridge' Meeting Room,
Council Offices, 16 Church Street, Dumbarton G82 1QL

Contact: Lynn Straker, Committee Officer
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Dear Member

Please attend a meeting of the **Tendering Committee** as detailed above.

The business is shown on the attached agenda.

Yours faithfully

PETER HESSETT

Chief Executive

Distribution:

Councillor John Millar (Chair)
Councillor Karen Murray Conaghan
Councillor June McKay (Vice Chair)
Councillor Lawrence O'Neill
Councillor Chris Pollock
Councillor Hazel Sorrell
Councillor Clare Steel
Councillor Sophie Traynor

All other Councillors for information

Chief Officer – Regulatory and Regeneration

Date of Issue: 23 May 2023

TENDERING COMMITTEE
WEDNESDAY, 5 JUNE 2024

AGENDA

1 APOLOGIES

2 DECLARATIONS OF INTEREST

Members are invited to declare if they have an interest in any of the items of business on this agenda and the reasons for such declarations.

3 MINUTES OF PREVIOUS MEETING 5 - 7

Submit, for approval as a correct record, the Minutes of Meeting of the Tendering Committee held on 15 November 2023.

4 OPEN FORUM

The Committee is asked to note that no open forum questions have been submitted by members of the public.

5 CONTRACT AUTHORISATION REPORT - MAINTENANCE 9 - 13
OF FIRE, CCTV AND INTRUDER ALARMS

Submit report by the Chief Officer – Regulatory and Regeneration seeking the approval of the Tendering Committee to conclude the award of the contract for Maintenance of Fire, CCTV & Intruder Alarms.

6 CONTRACT AUTHORISATION REPORT – CONSTRUCTION 15 - 24
OF NEW HOUSING AT WILLOX PARK

Submit report by the Chief Officer – Regulatory and Regeneration seeking the approval of the Tendering Committee to conclude the award of the contract for Construction of New Housing at Willox Park.

7/

**7 CONTRACT AUTHORISATION REPORT – MEASURED TERM 25 - 29
CONTRACT FOR SERVICING AND MAINTENANCE OF
MECHANICAL INSTALLATIONS AT WEST DUNBARTONSHIRE
NON-HOUSING PROPERTIES**

Submit report by the Chief Officer – Regulatory and Regeneration seeking the approval of the Tendering Committee to conclude the award of the contract for Measured Term Contract for Servicing and Maintenance of Mechanical Installations at West Dunbartonshire Non-Housing Properties.

**8 DELEGATED AUTHORITY TO APPROVE CONTRACT 31 - 43
AWARDS DURING SUMMER RECESS – ST ANDREWS WAY
– SUPPORT LIVING SERVICE FOR ADULTS WITH SEVERE,
ENDURING AND COMPLEX MENTAL HEALTH CHALLENGES**

Submit report by the Chief Officer – Regulatory and Regeneration advising the Tendering Committee of proposals to approve the award of the contract for the St Andrews Way - supported living service for adults with severe, enduring and complex mental health challenges, as detailed during the summer recess.

TENDERING COMMITTEE

At a Meeting of the Tendering Committee held in the 'The Bridge' Meeting Room, Council Offices, 16 Church Street, Dumbarton on Wednesday, 15 November 2023 at 9.15 a.m.

Present: Councillors June McKay, Lawrence O'Neill*, Chris Pollock, Hazel Sorrell, Clare Steel* and Sophie Traynor.

*Arrived later in the meeting.

Attending: Laura Adams, and Angus Cameron, Business Partners – Strategic Procurement; Andrew Cameron, Section Leader, ICT; and Scott Kelly, Committee Officer.

Apologies: Apologies for absence were intimated on behalf of Councillors Karen Murray Conaghan and John Millar.

Councillor June McKay in the Chair

DECLARATIONS OF INTEREST

It was noted that there were no declarations of interest in any of the items of business on the agenda.

Note: Councillor O'Neill entered the meeting at this point.

MINUTES OF PREVIOUS MEETING

The Minutes of Meeting of the Tendering Committee held on 11 October 2023 were submitted and approved as a correct record.

OPEN FORUM

The Committee noted that no open forum questions had been submitted by members of the public.

CONTRACT AUTHORISATION REPORT – PROVISION OF FUEL CARDS AND ASSOCIATED SERVICES

A report was submitted by the Chief Officer – Regulatory and Regeneration seeking approval to conclude the award of the contract for the Provision of Fuel Cards and Associated Services.

Having heard Ms Adams, Business Partner – Strategic Procurement, in further explanation and in answer to a Member’s question, the Committee agreed:-

- (1) to authorise the Chief Officer – Regulatory and Regeneration to conclude, on the Council, the award of the contract for the Provision of Fuel Cards and Associated Services to UK Fuels Limited; and
- (2) to note: (i) that the contract shall be for a period of two years with the option of a two 12-month extensions and at a budget value of £615,640.50 inclusive of VAT over two years and £1,231,281 inclusive of VAT should the contract be extended; and (ii) that the estimated commencement date was 1 January 2024.

PROVISION OF REMOVALS, EXTERNAL ENVIRONMENTAL WORKS AND NEEDLE SWEEP SERVICES

A report was submitted by the Chief Officer – Regulatory and Regeneration seeking approval to conclude the award of the contract for the Provision of Removals, External Environmental Works and Needle Sweep Services.

Having heard Ms Adams, Business Partner – Strategic Procurement, in further explanation and in answer to Members’ questions, the Committee agreed:-

- (1) to authorise the Chief Officer – Regulatory and Regeneration to conclude, on behalf of the Council, the award of the contract for the Provision of Removals, External Environmental Works and Needle Sweep Services to SPS Doorguard Limited; and
- (2) to note: (i) that the contract shall be for a period of four years at a value of £935,923.20 inclusive of VAT; and (ii) that the estimated commencement date was December 2023.

PROVISION OF MANAGED WIDE AREA NETWORK SERVICES (SWAN 2.0)

A report was submitted by the Chief Officer – Regulatory and Regeneration seeking approval to conclude the award of the contract for the Provision of Managed Wide Area Network Services (SWAN 2.0).

Following discussion and having heard Mr Cameron, Business Partner – Strategic Procurement, in further explanation and in answer to a Member’s question, the Committee agreed:-

- (1) to authorise the Chief Officer – Regulatory and Regeneration to conclude, on behalf of the Council, the award of the contract for the Provision of Managed Wide Area Network Services (SWAN 2.0) to British Telecommunications PLC;
- (2) to note: (i) that the contract shall be for a period of six years at an initial value of £2,127,654.66 inclusive of VAT; (ii) that included within the contract was the option to place orders for any future Value Added Services up to an additional value of £690,000 inclusive of VAT; and (iii) that for any orders that would exceed £690,000 accumulatively, a report would be taken to a future Committee meeting to seek approval; and
- (3) to note that the estimated commencement date of the contract was December 2023.

Note: Councillor Steel entered the meeting during consideration of this item.

The meeting closed at 9.25 a.m.

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WEST DUNBARTONSHIRE COUNCIL**Report by Chief Officer – Regulatory & Regeneration****Tendering Committee: 5 June 2024**

Subject: Contract Authorisation Report – Maintenance of Fire, CCTV & Intruder Alarms**1. Purpose**

1.1 The purpose of this report is to seek the approval of the Tendering Committee to conclude the award of the contract for Maintenance of Fire, CCTV & Intruder Alarms.

2. Recommendations

2.1 It is recommended that the Tendering Committee:

- a) Authorise the Chief Officer - Regulatory and Regeneration to conclude on behalf of West Dunbartonshire Council (the Council), the award of the Contract for Maintenance of Fire, CCTV & Intruder Alarms to ADT Fire & Security plc.
- b) Note that the contract shall be for a period of two years with the option of a two years extension and at a value of £336,786 inclusive of VAT over two years and £673,572 inclusive of VAT should the contract be extended.. The estimated commencement date of the contract is 6 June 2024.

3. Background

3.1 West Dunbartonshire Council has a requirement to appoint a suitably experienced contractor to carry out Maintenance of Fire, CCTV & Intruder Alarms.

3.2 The overall budget for Maintenance of Fire, CCTV & Intruder Alarms was approved at the West Dunbartonshire Council Committee on 1 March 2023. The budget for this specific contract is allocated from the Central Repairs Allocation which is a reoccurring budget.

3.3 This procurement exercise has been conducted in accordance with the Council's Standing Orders and Financial Regulations and the Public Procurement Regulations. A Contract Strategy document was also approved on 18 July 2023.

4. Main Issues

4.1 The Contract Strategy identified that the best route to market was an open procedure to increase competition and allow the Council to fully and better define the scope of services and requirements rather than using one of the available frameworks.

- 4.2** A contract notice was published on the Public Contracts Scotland advertising portal and the Find a Tender Service on 4 March 2024. Thirty-Three potential bidders expressed an interest, with four bidders submitting a response by the deadline on 11 April 2024.
- 4.3** The four tender submissions were evaluated by representatives from Asset Management and Corporate Procurement Unit against pre-determined selection criteria forming part of the published tender documents which assessed competence, experience, and capacity. Four tender submissions passed the selection criteria.
- 4.4** Four tender submissions were evaluated against a set of award criteria which was based on Price / Quality ratio of 70% / 30%. The scores relative to the award criteria of each tenderer are as follows:

	Weighting	ADT Fire and Security plc	Churches Fire Security Ltd	DMi Fire and Security	Fortress Security Ltd
Quality (30%)					
Method Statement	(4.2%)	4.2%	3.15%	3.15%	2.1%
Programme	(3%)	1.5%	0.75%	2.25%	2.25%
Phasing of Works	(1.8%)	1.35%	0.9%	1.35%	1.35%
Emergency Response	(1.8%)	1.8%	0.9%	1.8%	1.35%
Escalation Process	(1.2%)	0.9%	0.9%	0.9%	0.9%
Contract Service Delivery Team – Structure	(1.125%)	0.843%	0.843%	0.843%	0.562%
Contract Service Delivery Team – Skills	(6.375%)	6.375%	4.781%	6.375%	4.781%
Business Continuity Arrangements & Communication	(1.8%)	1.35%	1.35%	1.35%	1.35%
Service Continuity	(1.2%)	0.9%	0.9%	0.9%	0.9%

Phase Out Plan & Exit Strategy	(3%)	3%	0%	3%	1.5%
Social Benefits	(2.7%)	1.35%	2.7%	1.35%	2.7%
Sustainability	(0.9%)	0.675%	0.675%	0.675%	0.675%
Fair Work First	(0.9%)	0.675%	0.675%	0.675%	0.675%
Quality Sub-Total %:	(30%)	24.918%	18.524%	24.618%	21.093%
Price (70%)					
Price	(70%)	£280,655	£484,757.20	£394,390.00	£402,957.96
Price Sub Total %	(70%)	70%	40.526%	49.812%	48.753%
Total Score	100%	94.918%	59.052%	74.431%	69.846%

4.5 It is recommended that the contract is awarded to ADT Fire & Security plc, of Leicester, who has provided the most economically advantageous tender. The contract shall be for a period of two years with the option of a two years extension and at a value of £336,786 inclusive of VAT over two years and £673,572 exclusive of VAT should the contract be extended.

4.6 ADT Fire & Security plc has committed to paying all staff as a minimum the real Living Wage (£11.44 per hour) and promotes Fair Working Practices across their organisation. Further, ADT Fire & Security plc has committed to delivery of the following social benefits as a direct result of delivery of this contract:

- Use of West Dunbartonshire based organisations for sub-contracting opportunities;
- Facilitate quarterly work experience opportunities covering a range of work based skills;
- Any other measurable and committed support for local small and medium sized enterprises as part of this contract;
- Donation of goods to local food-share scheme;
- Provision of volunteers to support a local community project.

The social benefits will be discussed at the implementation meeting with ADT Fire & Security plc and actions to take these forward will be agreed.

5. People Implications

5.1 There are no people implications.

6. Financial and Procurement Implications

6.1 Financial costs in respect of this Contract will be met from the approved Central Repairs Allocation reoccurring budget which sits within Asset Management.

6.2 The figures in the recommendations have been provided as inclusive of VAT in line with Scottish Government guidance. As the Council is able to recover VAT it may be of interest to note that the prices referred to in Paragraph 2.1(b) exclusive of VAT will be £280,655 over two years and £561,310 over four years.

6.3 This procurement exercise was conducted in accordance with the agreed Contract Strategy produced by the Corporate Procurement Unit in close consultation with Asset Management officers and the provisions of Contract Standing Orders, the Financial Regulations and Public Procurement Regulations.

7. Risk Analysis

7.1 ADT Fire & Security plc has no known links to Serious and Organised Crime which would have significant political and reputational ramifications for the Council.

8. Equalities Impact Assessment (EIA)

8.1 An equalities screening was undertaken which determined a full equalities impact assessment was not required.

9. Consultation

9.1 Asset Management, Finance Services and Legal Services have been consulted on the contents of this report.

10. Strategic Assessment

12.1 The Maintenance of Fire, CCTV & Intruder Alarms will contribute to the delivery of the Council's strategic priorities:

- Our communities are resilient and thriving;
- Our environment promotes a greener future;
- Our economy is strong and flourishing

Name: Alan Douglas

Designation: Chief Officer – Regulatory & Regeneration

Date:

Person to Contact: Michelle McKenzie, Senior Procurement Officer,
Corporate Procurement Unit
Telephone 01389 737484
Email: michelle.mckenzie@west-dunbarton.gov.uk

Background Papers: Contract Strategy
EIA Screening

Wards Affected:

All

WEST DUNBARTONSHIRE COUNCIL**Report by Chief Officer – Regulatory & Regeneration****Tendering Committee: 5 June 2024**

Subject: Contract Authorisation Report – Construction of New Housing at Willox Park**1:1 Purpose**

The purpose of this report is to seek the approval of the Tendering Committee to conclude the award of the contract for Construction of New Housing at Willox Park.

2. Recommendations**2.1** It is recommended that the Tendering Committee:

- a) Authorise the Chief Officer - Regulatory and Regeneration to conclude on behalf of West Dunbartonshire Council (the Council), the award of the Contract for Construction of New Housing at Willox Park to McTaggart Construction Limited.
- b) Note that the contract shall be for a period of four years however, the contract shall end on completion of the defects period, which may be before or after the four year term and at a value of £4,925,850.77 exclusive of VAT over four years. The estimated commencement date of the contract is August 2024.

3. Background**3.1** West Dunbartonshire Council require to appoint a suitable contractor for the construction of 17 properties at Willox Park Dumbarton.**3.2** The overall budget for Construction of New Housing at Willox Park was approved at the Housing and Communities Committee on 24 August 2022. The period of budget was for four years. The budget for this specific contract is Housing Revenue.**3.3** This procurement exercise has been conducted in accordance with the Council's Standing Orders and Financial Regulations and the Public Procurement Regulations. A Contract Strategy document was also approved on 22 November 2023.

4. Main Issues

- 4.1** The Contract Strategy identified that the best route to market would be a mini competition from the Scottish Procurement Alliance Framework Agreement New Build Housing Construction (H2) Workstream 1 (10-30 units) as it should increase competition due to there being 10 potential bidders who can tender for the requirement. The Scotland Excel Framework Agreement New Build Residential Construction was disregarded due to project timescales and a delay with the new generation of the framework going live.
- 4.2** The technical evaluations from the original Scottish Procurement Alliance Framework Agreement New Build Housing Construction (H2) Workstream 1 (10-30 units) were taken forward. The scores relative to the award criteria are as follows:

	Weighting	CCG (Scotland) Ltd	McTaggart Construction Limited	The JR Group
Quality (80%)				
Quality Sub-Total %:	(80%)	61.58%	66.30%	57.51%
Price (20%)				
Price Sub Total £	-	£4,669,016.27	£4,925,850.77	£4,267,955.08
Price Sub Total %	(20%)	18.282%	17.328%	20%
Total Score	100%	79.862%	83.628%	77.51%

- 4.3** It is recommended that the contract is awarded to McTaggart Construction Limited, of North Ayrshire, who has provided the most economically advantageous tender. The contract shall be for a period of four years however, the contract shall end on completion of the defects period, which may be before or after the four-year term and at a value of £4,925,850.77 exclusive of VAT over four years. The value of the contract is below the value approved by the Housing and Communities Committee.
- 4.4** McTaggart Construction Limited has committed to paying all staff as a minimum the real Living Wage (£11.44 per hour) and promotes Fair Working Practices across their organisation. Further, McTaggart Construction Limited has committed to delivery of the following social benefits as a direct result of delivery of this contract:

- Recruitment of two members of staff from within the West Dunbartonshire geographical area.
- Deliver two quarterly workshops, covering career skills, mock interviews etc., within a school or community learning environment.
- Facilitate five quarterly work experience opportunities covering a range of work based skills.
- Donation of labour to support a local community project.
- Support Climate Hero's initiative in partnership with Developing the Young Workforce- West Region and Education.
- Any other measurable and committed support for local small and medium sized enterprises as part of this contract.
- Attend employment fair to encourage local employment with West Dunbartonshire.
- Deliver certified training to a Working4U client cohort.

The social benefits will be discussed at the implementation meeting with McTaggart Construction Limited and actions to take this forward will be agreed.

5. People Implications

- 5.1** There are no people implications.

6. Financial and Procurement Implications

- 6.1** Financial costs in respect of this Contract will be met from the approved Housing Capital budget of Housing and Employability.
- 6.2** This procurement exercise was conducted in accordance with the agreed Contract Strategy produced by the Corporate Procurement Unit in close consultation with Housing and Employability officers and the provisions of Contract Standing Orders, the Financial Regulations and Public Procurement Regulations.

7. Risk Analysis

- 7.1** McTaggart Construction Limited has no known links to Serious and Organised Crime which would have significant political and reputational ramifications for the Council.
- 7.2** Should the Tendering Committee decide not to proceed as recommended then this will delay the project, may have financial implications and reputational ramifications.

8. Equalities Impact Assessment (EIA)

- 8.1** An equalities screening was undertaken for this project to determine if there is an equalities impact and a full EIA was carried out.

9. Consultation

- 9.1** Housing and Employability, Finance Services and Legal Services have been consulted on the contents of this report.

10. Strategic Assessment

The Construction of New Housing at Willox Park will contribute to the delivery of the Council's strategic priorities:

- Our communities are resilient and thriving.
- Our environment promotes a greener future.
- Our economy is strong and flourishing.

Name: Alan Douglas

Designation: Chief Officer – Regulatory & Regeneration

Date:

Person to Contact: Ellie Street
Procurement Officer
Ellie.Street@west-dunbarton.gov.uk

Background Papers: Contract Strategy

Appendices: EIA Assessment

Wards Affected: Ward 3

AssessmentNo	611	Owner	edorrian2	
Resource	Regeneration, Environment and Growth		Service/Establishment	Housing and Employment
	First Name	Surname	Job title	
Head Officer	Jamie	Dockery	Senior Housing Development Officer	
	(include job titles/organisation)			
Members	Jamie Dockery, Senior Housing Development Officer Emily Dorrian, Senior Housing Development Officer Ric Rea, Performance and Strategy Officer			
	<i>(Please note: the word 'policy' is used as shorthand for strategy policy function or financial decision)</i>			
Policy Title	SHIP 2023-2028 (Strategic Housing Investment Plan)			
	The aim, objective, purpose and intended out come of policy			
	The Strategic Housing Investment Plan (SHIP) 2023 – 2028 sets out the funding priorities for affordable housing in West Dunbartonshire for the next five years as outlined in the West Dunbartonshire More Homes Better Homes Local Housing Strategy 2022-2027. The SHIP is an operational document rather than a strategic one.			
	Service/Partners/Stakeholders/service users involved in the development and/or implementation of policy.			
	The SHIP sits within the Local Housing Strategy and has been underpinned by the Council's commitment to promoting and sustaining equality and inclusion, and equality and diversity principles.			
Does the proposals involve the procurement of any goods or services?			Yes	
If yes please confirm that you have contacted our procurement services to discuss your requirements.			No	
SCREENING				
<i>You must indicate if there is any relevance to the four areas</i>				
Duty to eliminate discrimination (E), advance equal opportunities (A) or foster good relations (F)			Yes	
Relevance to Human Rights (HR)			Yes	
Relevance to Health Impacts (H)			Yes	
Relevance to Social Economic Impacts (SE)			Yes	
Who will be affected by this policy?				
The Strategic Housing Investment Plan may affect the whole population of West Dunbartonshire.				
Who will be/has been involved in the consultation process?				
West Dunbartonshire Equality Forum was consulted and fed into the final text of the Local Housing Strategy which underpins the Empty Homes Strategy. The Housing Development team provides regular SHIP updates at the Strategic Housing Providers Forum, the More Homes Board and the WDTR0.				
Please outline any particular need/barriers which equality groups may have in relation to this policy list evidence you are using to support this and whether there is any negative impact on particular groups.				
	Needs	Evidence	Impact	
Age	The SHIP seeks to support people of all	West Dunbartonshire has	Ensure that new home delivery	

	<p>ages access appropriate housing. We know that households with children and older people are more likely to experience poverty meanwhile young adults are more likely to experience homelessness.</p>	<p>a higher than average share of older people and child poverty rates are an area of focus and concern.</p>	<p>achieves a balance across the age and needs spectrum. Our current SHIP places an emphasis on larger family homes to target this identified housing need. We also continue to develop options for older people.</p>
Cross Cutting	<p>The SHIP has a positive cross cutting effect across the equality assessment criteria.</p>	<p>The SHIP represents an opportunity to deliver quality new homes for the spectrum of needs across West Dunbartonshire and provide wider social and economic benefits.</p>	<p>The development of new homes can help improve supply of home and in doing so improve access to housing and in doing so seeks to address the impact of inequality and discrimination on persons regardless of gender, sexual orientation, race, religion/belief age their social or economic status or whether they are transgender.</p>
Disability	<p>Those affected by a disability may not be able to occupy the home if it does not meet their needs. A recent study counted that 32% of adults had a limiting physical and mentally limiting disability (SHS, 2017).</p>	<p>This is evidenced in high demand for accessible housing high and exceeds current supply.</p>	<p>Ensure that new homes meet the highest accessibility standards. The current SHIP places an emphasis on town centre locations and 20 minute neighbourhoods, acknowledging that good access to amenities is important for everyone but particularly for those with disabilities.</p>
Social & Economic Impact	<p>It is recognised that new housing development is an important economic driver in any local</p>	<p>It is estimated for every 10,000 new homes built generates £443million capital</p>	<p>Ensure that new development maximise their impact on their local communities</p>

	economy. At last measurement 27% of households in WDC experienced fuel poverty but these statistics were before recent price increases.	spend, £1,9b additional output, 38,400 jobs and £94million in taxes (SFHA 2020).	including through community benefits, such as local employment and apprenticeships. New homes must be energy efficient and in doing so will have lower fuel bills and this is important for supporting households to utilize their household budgets effectively.
Sex	Limited available statistics in West Dunbartonshire. Women make up 90% of lone parents, and 45% of lone parents are income deprived.	Through the LHS is was identified that WDC is likely to have gaps with equality monitoring and work is underway to improve equalities monitoring	The development of new homes can help improve access to housing and in doing so seeks to address the impact of inequality and discrimination.
Gender Reassign	Limited available statistics in West Dunbartonshire. Transgender people are victim to higher than average levels of abuse, both in domestic relationships and in public and thus may need particular housing support (Scottish Government, 2013).	Through the LHS is was identified that WDC is likely to have gaps with equality monitoring and work is underway to improve equalities monitoring	The development of new homes can help improve access to housing and in doing so seeks to address the impact of inequality and discrimination on persons regardless of gender, sexual orientation, race, religion/belief age their social or economic status or whether they are transgender.
Health	West Dunbartonshire has been identified as an area of high deprivation and poor health issues.	Through the LHS is was identified that WDC is likely to have gaps with equality monitoring and work is underway to improve equalities monitoring	The development of new homes can help address needs identified in respect of specialist housing. The SHIP requires that each project supported by the programme contains at least 10% specialist housing, the nature of the specialist housing to be agreed in consultation with

			the West Dunbartonshire HSCP.
Human Rights	The Human Rights Act recognises the right to have people's housing needs met.	The SHIP supports the aims of the Human Rights Act 1988 in respect of access to homes.	The SHIP identifies opportunities for the development of new homes which can improve access to homes.
Marriage & Civil Partnership	Some needs will cross cut with sex and sexual orientation Limited available statistics in West Dunbartonshire.	Through the LHS is was identified that WDC is likely to have gaps with equality monitoring and work is underway to improve equalities monitoring	The development of new homes can help improve access to housing and in doing so seeks to address the impact of inequality and discrimination on persons regardless of gender, sexual orientation, race, religion/belief age their social or economic status or relationship status.
Pregnancy & Maternity	Limited available statistics in West Dunbartonshire.	Through the LHS is was identified that WDC is likely to have gaps with equality monitoring and work is underway to improve equalities monitoring	The development of new homes can help improve access to housing and in doing so seeks to address the impact of inequality and discrimination. New homes will provide appropriate storage for prams and easier access. The ongoing development family sized homes helps to assist people who have recently had children access appropriate housing.
Race	The Council needs to take into account, potential different housing needs of come ethnic groups, for example Gypsy Travellers.	Through the LHS is was identified that WDC is likely to have gaps with equality monitoring and work is underway to improve equalities monitoring	There is an understanding that some of our ethnic minority groups have particular housing needs and this is something we are building upon in the SHIP and through the LHS.

Religion and Belief	'Race' and religion and belief are not the same however there is some cross cutting due to concentration of some groups in some religions. 50% of people report having no religion but for those having a religion can be a source of harassment and discrimination, particularly for those who belong to non-Christian religions. (SHS 2018).	Through the LHS is was identified that WDC is likely to have gaps with equality monitoring and work is underway to improve equalities monitoring	The development of new homes can help improve access to housing and in doing so seeks to address the impact of inequality and discrimination.
Sexual Orientation	Limited available statistics in West Dunbartonshire. 1/4 of those who identify as Lesbian, Bi-sexual, gay or other reported being discriminated in the past 12 months, compared to 8% heterosexual people (SHS, 2018).	Through the LHS is was identified that WDC is likely to have gaps with equality monitoring and work is underway to improve equalities monitoring	The development of new homes can help improve access to housing and in doing so seeks to address the impact of inequality and discrimination.

Actions

Policy has a negative impact on an equality group, but is still to be implemented, please provide justification for this.

The SHIP does not have a negative impact on an equality group.

Will the impact of the policy be monitored and reported on an ongoing bases?

The SHIP will be renewed every year and the LHS every 5 years, with an annual review. We are committed to improving equality monitoring and using this data to improve and quality ensure our service design and delivery. The SHIP delivery will be subject to ongoing monitoring through the More Homes Board and Strategic Housing Providers Forum.

Q7 What is your recommendation for this policy?

Introduce

Please provide a meaningful summary of how you have reached the recommendation

The SHIP represents West Dunbartonshire Council's five year plan for the delivery of affordable housing across the council area. The development of new homes can help improve access to housing and in doing so seeks to address the impact of inequality and discrimination on persons regardless of gender, sexual orientation, race, religion/belief age their social or economic status or whether they are transgender. In particular, our design standard and requirement for at least 10% of homes to be suitable for residents in wheelchair represents a particular opportunity to ensure that our homes will benefit our tenants and communities. The annual update provides an opportunity to

ensure that our ambitions reflect latest best practice and confirm that there will be an overall benefit to residents of West Dunbartonshire and the local economy. The implementation of the SHIP supports the Council's key strategic priorities, and we will carefully continue to monitor its impact.

WEST DUNBARTONSHIRE COUNCIL**Report by Chief Officer – Regulatory & Regeneration****Tendering Committee: 5 June 2024**

Subject: Contract Authorisation Report – Measured Term Contract for Servicing and Maintenance of Mechanical Installations at West Dunbartonshire Non-Housing Properties

1. Purpose

1.1 The purpose of this report is to seek the approval of the Tendering Committee to conclude the award of the contract for Measured Term Contract for Servicing and Maintenance of Mechanical Installations at West Dunbartonshire Non-Housing Properties.

2. Recommendations

2.1 It is recommended that the Tendering Committee:

- a) Authorise the Chief Officer - Regulatory and Regeneration to conclude on behalf of West Dunbartonshire Council (the Council), the award of the Contract for Measured Term Contract for Servicing and Maintenance of Mechanical Installations at West Dunbartonshire Non-Housing Properties to Valley Group.
- b) Agree that the contract shall be for a period of two years with the option of a two x 12-month extension and at a value of £176,343 inclusive of VAT and £146,952.50 exclusive of VAT over two years and £352,686 inclusive of VAT and £293,905 exclusive of VAT should the contract be extended. The estimated commencement date of the contract is July 2024.

3. Background

- 3.1** West Dunbartonshire Council (the Council) has an ongoing statutory requirement to maintain and service all non-housing mechanical installations to ensure that they are safe meet current legislative requirements.
- 3.2** The overall budget for Measured Term Contract for Servicing and Maintenance of Mechanical Installations at West Dunbartonshire Non-Housing Properties was approved at The Council Meeting on 1 March 2023. The period of budget was for four years. The budget for this specific contract which is allocated from the Central Repairs Allocation which is a reoccurring budget.
- 3.3** This procurement exercise has been conducted in accordance with the Council's Standing Orders and Financial Regulations and the Public Procurement Regulations. A Contract Strategy document was also approved on 26 June 2023.

4. Main Issues

- 4.1** It was recommended that the Council carry out an Open Tender for this requirement. This approach would allow for the utilisation of a wider supplier base allowing for a more competitive tender. It would also allow the Council to define the scope of works and requirements fully and better than if it was to utilise one of the above framework options.
- 4.2** A contract notice was published on the Public Contracts Scotland advertising portal and the Find a Tender Service on 15 March 2024. 15 potential bidders expressed an interest, with three bidders submitting a response by the deadline on 16 April 2024.
- 4.3** The three tender submissions were evaluated by representatives from Asset Management, and Corporate Procurement Unit. against pre-determined selection criteria forming part of the published tender documents which assessed competence, experience, and capacity. Three tender submissions passed the selection criteria.
- 4.4** The tender submissions were evaluated against a set of award criteria which was based on Price / Quality ratio of 60% / 40%. The scores relative to the award criteria of each tenderer are as follows:

	Weighting	Dalkia Operations Ltd	Skanska Construction UK Limited	Valley Group
Quality (40%)				
Method Statement	(5.6%)	4.2%	4.2%	4.2%
Programme	(4%)	3%	4%	3%
Phasing of Works	(2.4%)	2.4%	2.4%	1.2%
Emergency Response	(2.4%)	1.8%	2.4%	1.8%
Escalation Process	(1.6%)	1.2%	1.2%	0.8%
Contract Service – Delivery Team Structure	(1.2%)	0.6%	1.2%	0.9%
Contract Service – Delivery Team Skills	(6.8%)	3.4%	5.1%	5.1%
Business Continuity Arrangements & Communication	(2.4%)	1.8%	2.4%	1.8%
Service Continuity	(1.6%)	1.2%	1.6%	1.2%

Phase Out Plan & Exit Strategy	(4%)	3%	4%	2%
Social Benefits	(4%)	4%	2%	4%
Sustainability Measures in Place	(2%)	1.5%	2%	1%
Commitment to Fair Work First	(2%)	1.5%	2%	1.5%
Quality Sub-Total %:	(40%)	29.6%	34.5%	28.5%
Price (60%)				
Price Sub Total £	-	£263,546.02	£196,569.82	£146,952.50
Price Sub Total %	(60%)	33.46%	44.86%	60%
Total Score	100%	63.06%	79.36%	88.5%

4.5 It is recommended that the contract is awarded to Valley Group, of Glasgow who has provided the most economically advantageous tender. The contract shall be for a period of two years with the option of a two x 12-month extension and at a value of £176,343 inclusive of VAT over two years and £146,952.50 exclusive of VAT over two years. The value of the contract shall be £352,686 inclusive of VAT and £293,905 exclusive of VAT should the contract be extended.

4.6 Valley Group has committed to paying all staff as a minimum the real Living Wage (£11.44 per hour) and promotes Fair Working Practices across their organisation. Further, Valley Group has committed to delivery of the following social benefits as a direct result of delivery of this contract:

- Recruitment a member of staff from within the West Dunbartonshire geographical area.
- Use of West Dunbartonshire based organisations for sub-contracting opportunities.
- Deliver quarterly workshops, covering career skills, mock interviews etc., within a school or community learning environment.
- Facilitate quarterly work experience opportunities covering a range of work-based skills.
- Donation of goods to local food-share scheme.

The social benefits will be discussed at the implementation meeting with Valley Group and actions to take these forwards will be agreed.

5. People Implications

5.1 Tupe applies as this will be a contractor-to-contractor transfer however, there will be no people implications.

6. Financial and Procurement Implications

6.1 Financial costs in respect of this Contract will be met from the approved Central Repairs Allocation reoccurring budget which sits within Asset Management.

6.2 The figures in the recommendations have been provided as inclusive of VAT in line with Scottish Government guidance. As the Council is able to recover VAT it may be of interest to note that the prices referred to in Paragraph 2.1(b) exclusive of VAT will be £293,905 over four years.

6.3 This procurement exercise was conducted in accordance with the agreed Contract Strategy produced by the Corporate Procurement Unit in close consultation with Asset Management officers and the provisions of Contract Standing Orders, the Financial Regulations and Public Procurement Regulations.

7. Risk Analysis

7.1 Valley Group has no known links to Serious and Organised Crime which would have significant political and reputational ramifications for the Council.

7.2 Should the Tendering Committee decide not to proceed as recommended then this will delay the project, may have financial implications and reputational ramifications and impact on delivery of statutory compliance requirements.

8. Equalities Impact Assessment (EIA)

8.1 An equalities screening was undertaken for this report to determine if there is an equalities impact. The results where:

- There is no equalities impact.

9. Consultation

9.1 Asset Management, Finance Services and Legal Services have been consulted on the contents of this report.

10. Strategic Assessment

12.1 The Measured Term Contract for Servicing and Maintenance of Mechanical Installations at West Dunbartonshire Non-Housing Properties will contribute to the delivery of the Council's strategic priorities:

- Our communities are resilient and thriving.
- Our environment promotes a greener future.
- Our economy is strong and flourishing.

Name: Alan Douglas

Designation: Chief Officer – Regulatory & Regeneration

Date: 23 May 2024

Person to Contact: Procurement Officer
Ellie Street
Ellie.Street@west-dunbarton.gov.uk

Appendices: N/A

Background Papers: Contract Strategy
EIA Screening

Wards Affected: All

WEST DUNBARTONSHIRE COUNCIL**Report by Chief Officer – Regulatory & Regeneration****Tendering Committee: 5 June 2024**

Subject: Delegated Authority to Approve Contract Awards during Summer Recess – St Andrews Way - supported living service for adults with severe, enduring and complex mental health challenges

1. Purpose

1.1 The purpose of this report is to advise the Tendering Committee of proposals to approve the award of the contract for the St Andrews Way - supported living service for adults with severe, enduring and complex mental health challenges, as detailed during the summer recess.

2. Recommendations

2.1 It is recommended that the Tendering Committee:

- a) Grants delegated authority to the Chief Officer – Health and Social Care Partnership, to approve the award of the contract for St Andrews Way - supported living service for adults with severe, enduring and complex mental health challenges during the summer recess; and
- b) Authorise the Chief Officer - Regulatory and Regeneration to conclude on behalf of the Council, the award of the contract for the St Andrews Way – supported living service for adults with severe , enduring and complex mental health challenges; and
- c) Notes that a report detailing the outcome will be submitted to the next appropriate Tendering Committee for noting.

3. Background

3.1 The West Dunbartonshire Health and Social Care Partnerships Community Mental Health Team is looking to provide a step down model of care to support individuals with severe, enduring and complex mental health challenges in a supported living environment.

3.2 St. Andrews Way is a new build property situated in Clydebank, the West Dunbartonshire Health and Social Care’s expectation is that the Provider would enter into a lease with the Council under bespoke terms.

3.3 The Provider will support up to 5 adults aged between 18-65 years old at any one time who have been identified by the HSCP as requiring at least 25 hours of support per week.

3.4 The West Dunbartonshire Health and Social Care Partnership has identified a number of individuals who require a step down model of care and support in order to support individuals to maximise their independence. These individuals

will likely be from long term care settings such as hospital, residential care and other long term care settings that no longer meet their needs.

- 3.5** St Andrews Way will be a supported living environment which will use a rehabilitation model to provide care and support for individuals for a period of up to 24 months. During this period the Provider will support the individual to move on to and sustain their own tenancy on a long term basis by providing outreach services.
- 3.6** The procurement exercise for the St Andrews Way - supported living service for adults with severe, enduring and complex mental health challenges is being conducted in accordance with Public Procurement Regulations, the Council's Standing Orders and Financial Regulations. A Contract Strategy document was also approved on 10 May 2024.

4. Main Issues

- 4.1** As there are no Framework Agreements or Dynamic Purchasing Systems available for this requirement, an open tender will be carried out.
- 4.2** An open tender allows the Council to ensure that the Council meets the needs of our service users whilst allowing the West Dunbartonshire Health and Social Care Partnership to build a collaborative relationship during the term of this contract.
- 4.3** An open tender was published on 14 May 2024 with a closing date of 17 June 2024. The submissions will be evaluated by the West Dunbartonshire Health and Social Care Partnership and the Corporate Procurement Unit against a set of award criteria which is based on Commercial / Quality ratio of 5% / 95%.
- 4.4** The report detailing the outcome that shall be submitted to the next appropriate Tendering Committee, will also detail:
- The Provider;
 - Contract Value (Pre Extension);
 - Contract Value (Including Extension);
 - Commitment to the real Living Wage;

5. People Implications

- 5.1** There are no people implications.

6. Financial and Procurement Implications

- 6.1** Financial costs in respect of these contracts will be met from the approved budget of Resources.
- 6.2** The procurement exercise will be conducted in accordance with the agreed Contract Strategy produced by the Corporate Procurement Unit in close consultation with the West Dunbartonshire Health and Social Care Partnership and the provisions of Contract Standing Orders, the Financial Regulations and Public Procurement Regulations.

7. Risk Analysis

- 7.1** The implications of holding these contract awards until the Tendering Committee reconvenes could lead the Council to significant financial implications and reputational ramifications.
- 7.2** The Corporate Procurement Unit will ensure that the successful provider has no known links to Serious and Organised Crime which would have significant political and reputational ramifications for the Council.
- 7.3** Should the Tendering Committee decide not to proceed as recommended then this will delay the provision of St Andrews Way - supported living service for adults with severe, enduring and complex mental health challenges which may have financial implications and reputational ramifications.

8. Equalities Impact Assessment (EIA)

- 8.1** An equalities screening was undertaken for this project to determine if there is an Equalities Impact and a full EIA was carried out.

9. Consultation

- 9.1** The West Dunbartonshire Health and Social Care Partnership, Finance Services and Legal Services have been consulted on the contents of this report.

10. Strategic Assessment

- 10.1** St Andrews Way - supported living service for adults with severe, enduring and complex mental health challenges will contribute to the delivery of the Council's strategic priorities.

Name: Beth Culshaw

Designation: Chief Officer – Health and Social Care Partnership

Person to Contact: Jennifer Darkins, Procurement Officer, Corporate Procurement Unit
Email: jennifer.darkins@west-dunbarton.gov.uk

Appendices: EIA Assessment

Background Papers: Contract Strategy

Wards Affected: All Council Wards.

AssessmentNo	993	Owner	rickeera.kaur
Resource	HSCP	Service/Establishment	Joint
	First Name	Surname	Job title
Head Officer	Rickeera	Kaur	Contracts & Commissioning Officer
	(include job titles/organisation)		
Members	Neil Mckechnie : Contracts, Commissioning & Quality Manager : West dunbartonshire HSCP Sylvia Chatfield : Head of Mental Health, Learning Disability & Addictions Services : West dunbartonshire HSCP Anne Kane : Integrated Operations Manager - Mental Health Services : West Dunbartonshire HSCP		
	<i>(Please note: the word 'policy' is used as shorthand for strategy policy function or financial decision)</i>		
Policy Title	Supported Living Provision - Mental Health Support Services		
	The aim, objective, purpose and intended outcome of policy		
	<p>A new service is being commissioned and procured to support people in WD with severe and enduring and complex mental health issues, providing accommodation and support for up to 24 months, whilst planning for future tenancy needs and sustainment. The overarching aim is to support people with vulnerable health and wellbeing to live as independently as able in the community, and to reduce the adversity and trauma of mental ill health. Outcomes are identified as: - Promotion of wellbeing as being paramount. - Adults increase their ability to self-care. - A holistic approach (including mental, physical, social, emotional needs) is taken in relation to the individuals outcomes based care plan. - Mental health is monitored in conjunction with the Community Mental Health Team (CMHT). - Adults have increased levels of confidence and independent living skills. - Adults are supported to move towards to their own tenancy with or without ongoing support. - Adults are supported to engage with local supports and community activities to help build resilience and secure sustainable support networks. - Adults will be supported with interactions with the benefits agency, adult education and employability. - Crisis support will be provided as required to avoid hospital admission (or re-admission) where appropriate - A culture of strengths based approaches and recovery focus is embedded.</p>		
	Service/Partners/Stakeholders/service users involved in the development and/or implementation of policy.		
	WD HSCP Mental Health Services, including multi-disciplinary professional team Provider - to be contracted through procurement processes People with lived experience will be consulted on service design and planning.		
Does the proposals involve the procurement of any goods or services?		Yes	
If yes please confirm that you have contacted our procurement services to discuss your requirements.		Yes	
SCREENING			
<i>You must indicate if there is any relevance to the four areas</i>			
Duty to eliminate discrimination (E), advance equal opportunities (A) or foster good relations (F)		Yes	

Relevance to Human Rights (HR)			Yes
Relevance to Health Impacts (H)			Yes
Relevance to Social Economic Impacts (SE)			Yes
Who will be affected by this policy?			
Individuals who will be living within the service, or who may wish to access the service Their families, carers, social networks The Provider's workforce Health and social care professionals working with those individuals The community local to the proposed service.			
Who will be/has been involved in the consultation process?			
People who have lived experience of ill mental health/ people who may use the service The Provider - yet to be identified through procurement processes Mental health and LD services - West Dunbartonshire HSCP Commissioning services - West Dunbartonshire HSCP.			
Please outline any particular need/barriers which equality groups may have in relation to this policy list evidence you are using to support this and whether there is any negative impact on particular groups.			
	Needs	Evidence	Impact
Age	The service will support people aged 18 -65. This is in line with national guidance, as best practice for supporting people within the services that best meet their needs - services to support children and older adults should be specialist and separate.	Scot Gov 2023 - Mental health and wellbeing strategy Scot Gov 2017 - Mental Health Strategy 2017-2027 Scot Gov - The Promise	Positive - allows for specialist services to function to best meet individual needs
Cross Cutting	There are several cross cutting issues, given ill mental health can affect any person. Therefore the above issues should not be considered in isolation, but rather an ongoing, dynamic assessment of each tenant's needs will be required from the Provider, alongside a wider assessment of the service development and needs.	NA	NA
Disability	The service will support people will severe and enduring mental health issues,	Scot Gov 2019 - Scotland's Wellbeing: national outcomes for	Positive - if the service is functioning as required, it will

	<p>with a focus on recovery within the community, and learning to live healthy lives as independently as possible. The building that houses the service will have accessible bedrooms/ bathrooms/ communal spaces available and staff trained to understand the needs of any resident with disability, including risk assessments such as fire safety and evacuation needs. The service will aim to recognise and support the rights of residents, through expert knowledge of the rights based issues, particular to mental health and wellbeing, tackling stigma .</p>	<p>disabled people WD HSCP Strategic Plan 2023 - 2026 Public Health Scotland's strategic plan – A Scotland Where Everybody Thrives</p>	<p>promote the rights and needs of people with disabilities.</p>
<p>Social & Economic Impact</p>	<p>Some "societal conditions" put some groups at greater risk of poor mental health than others. These conditions are commonly known as 'social determinants' and include traumatic and adverse experiences such as poverty, discrimination, loneliness, unemployment, lack of adequate housing, and lack of social and cultural opportunities. There</p>	<p>The Poverty Alliance 2022 - Tackling poverty for good mental health Scot Gov 2023 - Mental health and wellbeing strategy</p>	<p>Positive - the service focuses on tenancy sustainment and maintaining independence in the community - therefore will have a focus on empowering people to maximise their income, manage finances and understand financial decision making as best possible. The service will also assess and highlight barriers to people accessing financial support or income</p>

	<p>are direct correlations between poverty, adversity, trauma and poor mental health. Therefore the service must have a robust understanding of how to alleviate poverty, support income maximisation and access to sustainable income, for each tenant. Financial assessment for each individual will be a key part of planning housing support and tenancy sustainment.</p>		<p>and can advocate for the individual as required.</p>
<p>Sex</p>	<p>As a Provider specialist in mental health support, the service should understand and accommodate the differing needs of people using their service. The provider should demonstrate core values in anti oppressive practice, knowledge of gender based violence issues in WD and in promoting empowered communities. The service will operate from a trauma informed perspective and therefore understand that women are more likely than men to have experienced: enduring poverty GBV sexual violence caring roles and</p>	<p>Mental wellbeing is lower in West Dunbartonshire than in both the NHSGGC area and Scotland as a whole, with women reporting poorer mental wellbeing than men (WD HSCP Strategic Plan 23-26)</p>	<p>Positive: the service should be attuned to individual's needs, informed about local need and able to be responsive to this.</p>

	<p>duties that will impact on their mental health and wellbeing. The service should recognise that women using the service may continue to experience such adversities and need support to manage these. Similarly, the service must recognise local need and reflect that WD has higher than the national average numbers of men ending their own lives. The service will require this specialist knowledge and ability to analyse data in order to build nuanced and specific risk assessments and aims and outcomes.</p>			
<p>Gender Reassign</p>	<p>The service will meet the needs of any person who meets the criteria and is assessed as in need of this level of support, by professionals with the MH service in WD HSCP. People from the LGBTQI+ community are more likely to have ill mental health, however this service will be allocated on the basis of need, particularly to support people to live in the community, and will make full assessment of each individual's needs.</p>	<p>LGBT+ health inequalities persist in Scotland: BMJ: 2022, shows inequity in access to services persists.</p>	<p>Positive - the service will provide support for mental health and wellbeing, and rights based support, to any tenant.</p>	

	<p>The service should undertake equalities monitoring to ensure that the support offered within is reflective of the wider needs of the community, to assess whether it is accessible.</p>		
Health	<p>The service aims to support people to manage and alleviate health issues. Therefore the service must operate from a foundation of understanding local health issues, health inequalities and individual need. Poor mental health is correlated with poor physical health and wellbeing outcomes and therefore both are a priority for this service, including supporting access and uptake of universal services.</p>	<p>Scot Gov 2018 - Mental Health in Scotland: Improving the Physical Health and Well Being of those Experiencing Mental Illness</p>	<p>Positive - the service will provide a stepping stone to people managing their own tenancies - allowing them time and support to focus on sustaining their health and wellbeing.</p>
Human Rights	<p>There are numerous relevant human rights issues, for an adult experiencing ill mental health, or for any adult receiving or in need of intensive support from public services, or accessing public housing services. Therefore the Provider must have extensive knowledge and expertise in rights based practice, be active in the mental health support/ research/ development sector and show clear</p>	<p>GOOD PRACTICE GUIDE MAY 2017 Human Rights in Mental Health Services, Mental Welfare Commission. West Dunbartonshire Health and Social Care Partnership Participation and Engagement Strategy 2020 - 2023</p>	<p>Positive - if the systems and processes in place consider and account for participation with community forums/ people who use services/ people with lived experience. Negative: if this is not embedded throughout. Positive: the service brings another organisation to multi agency care plans, whose focus should be on empowerment and upholding rights of</p>

	<p>evidence of how their organisation will demonstrate commitment rights based work. It is expected that tenant's living in the service will have access to advocacy support, formal or informal, as they wish.</p>		<p>their tenants.</p>
<p>Marriage & Civil Partnership</p>	<p>Accommodation through the service will be provided only on a single occupancy basis. This is due to the needs of group living and the likely needs of people accessing the service, for whom a scoping exercise has been completed to assess need.</p>	<p>Service specification: St Andrews Way – Supported Living Services for Adults with Severe, Enduring and Complex Mental Health Needs.</p>	<p>Neutral - individual assessments of need can be completed on a person centered basis if required and marital status would not prevent referral to the service.</p>
<p>Pregnancy & Maternity</p>	<p>The service would undertake individual assessment including risk assessment regarding any tenant's health and wellbeing, including pregnancy. An assessment would involve the tenant and relevant professionals, to ensure that the individual is in the best service to meet their unique needs, and where risk can be managed. The service will not be able to provide for infants or children as this is a specialist support that will fall out with their remit and registration. Therefore</p>	<p>Scot Gov 2019 - Perinatal mental health services: needs assessment and recommendations</p>	<p>Neutral - whilst this prevents parents from residing in the service with their children, this is not a service that is specialised in meeting that need, therefore is not relevant.</p>

	<p>individuals would be supported to move on to more suitable accommodation if required, with this service focusing on the adult's mental health and wellbeing.</p>		
Race	<p>The service specification details that the Provider's recruitment and staffing should as far as reasonably possible reflect the demographics of WD communities.</p> <p>Given there are discrepancies in the numbers of adults from minority ethnic groups who require intensive mental health support, for example statutory detention - compared to the number of the same adults who access intensive supports - there should be awareness and monitoring of these within the St Andrew's Way service to ensure it is accessible to people from all ethnicities. However people will be referred to the service on a basis of need and the assessment of need should be holistic, including assessment of social wellbeing outcomes and the service's ability to meet the individual's need. The service should</p>	<p>Mental Welfare Commission for Scotland- 'Racial inequality and mental health services in Scotland: A call for action' - details priority areas including racial equality in that workforce, and recording and reporting of ethnicity across mental health services. Scot Gov 2021 : Tackling mental health stigma and discrimination</p>	<p>Positive: The service could bring positive benefit if it accurately identifies, supports and empowers people in need.</p>

	undertake equalities monitoring to ensure that the support offered within is reflective of the wider needs of the community, to assess whether it is accessible.		
Religion and Belief	The service should take into account the religious and cultural needs of any person residing there - this will be part of a wider assessment of holistic needs - and support the individual to manage or uphold these as they wish. As NHSGGC guidance details, there can at times be relevant issues for individuals such as when their lifestyle or wellbeing is in conflict with their religious beliefs and this can cause detriment to their mental wellbeing. The service will be operated by a Provider specialist in supporting mental health recovery and should have skilled and attuned staff who are able to support tenant's emotional wellbeing.	Scot Gov 2023 - Core mental health standards	Positive: the service should be able to support individual's to understand and overcome stigma and discrimination. The service will support people to meet their own goals in terms of making decisions within their own lives, about their own wellbeing. The service will be able to make provision as required to support their tenant's religious or cultural needs including: - provision of male/female workers if requested for reasonable grounds -provision of safe space for religious practices - support to attend community facilities and resources - support to maintain wellbeing to allow integration in the local community again.
Sexual Orientation	Research indicates the people from the LGBTQI+ community are more likely to struggle with their mental health and less likely to be able to access or uptake intensive support.	LGBT+ health inequalities persist in Scotland: BMJ: 2022, shows inequity in access to services persists.	Positive - the service will support people based on assessment of need.

	<p>However evidence also shows that the same people are not equally in need of intensive services such as inpatient treatment, suggesting that early intervention or community supports may be sufficient to promote resilience and coping. The service should be aware and attuned to how mental health issues impact LGBTQI+ individuals and make person based assessments and care plans to support health and holistic wellbeing.</p>			
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Actions

Policy has a negative impact on an equality group, but is still to be implemented, please provide justification for this.

Will the impact of the policy be monitored and reported on an ongoing bases?

Contract monitoring - monthly initially then, quarterly if appropriate - this should include equalities monitoring to ensure that the service is meeting the needs of the community and addressing inequality/ inequity where possible. Individual care plan and support reviews will also continue for any person living within the service, as required.

Q7 What is your recommendation for this policy?

Introduce

Please provide a meaningful summary of how you have reached the recommendation

A new service is planned that will aim to support people with severe and enduring mental illness. This service will require to be attuned to the needs of individuals and groups of people who struggle with poor mental health and the challenges and inequalities that people might face. The Provider should evidence strong commitment to core values and demonstrable history of promoting human rights and in mental health and wellbeing outcomes. This will be a key factor in awarding the contract to an appropriate provider.