

WEST DUNBARTONSHIRE COUNCIL

Report by Chief Officer – Supply, Distribution and Property Service Reform

Infrastructure Regeneration and Economic Development Committee: 17 November 2021

Subject: Subcontractor Procurements for the Building Services

1. Purpose

- 1.1** The purpose of this report is to advise the Committee of the proposed procurement of Subcontractors supporting the work of Building Services.

2. Recommendations

- 2.1** It is recommended that the Committee agrees the commencement of procurement of subcontractors. Following the conclusion of tendering activities, reports will be remitted to Tendering Committee for the award of contracts.

3. Background

- 3.1** At the IRED Committee held on 12 May 2021 the committee agreed the commencement of procurement of various subcontractors for the Council.
- 3.2** Whilst the procurement activities of subcontractors continues, further contracts require to be procured as existing contracts are due to come to end.
- 3.3** The budget for subcontractor procurements is part of the Housing Revenue Account (HRA) Capital Plan for 2021/25, the Central Revenue Account (CRA) and Capital budgets as approved by Council in March 2021 at the budget setting meetings.

4. Main Issues

- 4.1** Building Services team deliver as much of the assigned work as possible, however there is a requirement for the service to be supported by suppliers, backup and specialist contractors. These contracts will support peaks in demand, where work is of a specialist nature, help achieve timescales and budgets improving the Council's assets whilst meeting Energy Efficient Standards for Social Housing (ESSH & ESSH2), Scottish Housing Quality Standards (SHQS) and appropriate standards for commercial properties
- 4.2** The contracts which are due to expire within the next 12 months are included in the table below:

Work stream	Estimated Contract Spend (4 years)
Specialist Roofing	£4,000,000
Civil Engineering and Drainage Works	£500,000
Modern Facilities Installations and Improvements	£4,000,000
External wall insulation & render and roof renewal programme	£12,000,000
uPVC Windows and Doors	£2,800,000
Small and medium trade lots	£1,300,000

4.3 All procurement activity carried out by the Council in excess of £50,000 is subject to a contract strategy. The strategy for the work streams required will include but may not be limited to; contract scope, service forward plan, the market, procurement model and routes – including existing delivery vehicles, roles and responsibilities, risks, issues and opportunities and ongoing contract management.

5. People Implications

5.1 There are no people implications with this report.

6. Financial and Procurement Implications

6.1 Financial costs in respect of contracts arising from these programmes will be met from the approved revenue and capital budgets of HRA Capital Plan for 2021/2025, the Central Revenue Account and building upgrade budgets.

6.2 The recommended procurement exercise will be conducted in accordance with an agreed contract strategy produced by the Corporate Procurement Unit in consultation with Building Services, Capital Asset Management and the provisions of Contract Standing Orders, the Financial Regulations and relevant procurement legislation.

7. Risk Analysis

7.1 Should the Infrastructure Regeneration and Economic Development Committee decide not to proceed as recommended then this will delay the delivery of the work streams and the Council may not meet its landlord, health and safety and quality standards and obligations. This may lead to financial implications and non-compliance.

8. Equalities Impact Assessment (EIA)

8.1 Following an initial screening there are no potential negative impacts identified in terms of equality.

9. Consultation

9.1 Consultation has taken place with the Corporate Procurement Unit, Building Services, Capital Asset Management, Legal Services and Finance Services.

10. Strategic Assessment

10.1 The Subcontractor Procurements for the Council will contribute to the delivery of the Council's main strategic priorities for 2017-2022, by supporting the provisions of:

- Supported individuals, families and carers living independently and with dignity.
- Efficient and effective frontline services that improve the everyday lives of residents

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Appendix: None

Background Papers: Committee Report Presented to the IRED Committee on 12 May 2021: Approval for Subcontractor Procurement for the Council
EIA Screening

Wards Affected: All