

WEST DUNBARTONSHIRE COUNCIL

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

Infrastructure Regeneration and Economic Development Committee: 12 May 2021

Subject: Approval for Subcontractor Procurements for the Council

1. Purpose

- 1.1** The purpose of this report is to seek the approval of the Infrastructure Regeneration and Economic Development Committee to authorise the commencement of a programme of Subcontractor Procurements for the Council. These contracts will be predominately used to support Building Services delivery of the Councils' Maintenance and Repairs Services.

2. Recommendations

- 2.1** It is recommended that the Infrastructure Regeneration and Economic Development Committee authorises the programme of Subcontractor Procurements for the Council and note that, on conclusion of the procurement exercise a further report will be submitted to the Tendering Committee with recommendations on the award of the contracts.

3. Background

- 3.1** The Council is committed to delivering high quality Building Services, which ensures that all of its housing and non-housing properties are well maintained at a reasonable cost, providing value for money and are kept in a good and safe state of repair, maximising the long-term life of the property.
- 3.2** Building Services is a customer and client focussed service delivering the objectives of reactive repairs, planned maintenance and capital funded improvement works ensuring the Council meets all of its statutory duties.
- 3.3** The budget for Subcontractor Procurements for the Council is part of the wider budget which was approved as part of the Housing Revenue Account (HRA) Capital Plan for 2021/25 at West Dunbartonshire Council on 3 March 2021. It was agreed that the programme would be carried out by a mixture of contracts procured on the open market and by a Service Level Agreement (SLA) with the Council's in-house Building Services.
- 3.4** Using the Council's Building Services will allow the delivery of a full range of works and services in line with the core business of Housing and Employability and Corporate Asset Management.

4. Main Issues

4.1 Building Services carry out as much of the assigned work as possible using Council employees, 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 A number of contracts are due to expire at the end of September 2021 and require procurement processes for new contracts. A breakdown of this by workstream requirement and estimated spend is:

Workstream Requirement	Estimated Contract Spend (4 years)
Landscaping	£2,600,000
Asbestos Survey	£384,000
Asbestos Removal	£768,000
Specialist Roofing	£1,900,000
Flooring	£330,000
Metal Fabrications	£195,000
Scaffold	£2,300,000
Mechanical and Electrical specialists	£1,800,000
Commercial Heating, Ventilation and Air Conditioning (HVAC)	£1,400,000
Civil Engineering and Drainage Works	£500,000
Laundry Equipment	£195,000
Lift Equipment	£650,000
Welfare and Site equipment	£155,000
Supporting delivery of general Housing and Capital Projects	£3,050,000
Internal Window Finishes	£155,000
Total	£16,382,000

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 workstreams 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 this programme will be met from the approved capital budgets of HRA Capital Plan for 2021/2025.

6.2 The recommended procurement exercise will be conducted in accordance with an agreed contract strategy produced by the Corporate Procurement Unit in close 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 workstreams 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

Angela Wilson

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Appendix: None

Background Papers: EIA Screening

Wards Affected: All