

WEST DUNBARTONSHIRE COUNCIL**Report by Chief Officer – Regulatory and Regeneration****Tendering Committee: 20 September 2023**

Subject: Contract Authorisation Report - Design and Build of New Supported Housing at Mount Pleasant**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 Design and Build of New Supported Housing at Mount Pleasant, Ashtree Court, Old Kilpatrick.

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 Design and Build of New Supported Housing at Mount Pleasant to CCG(Scotland) Ltd
- b) Note that the contract shall be for a period of 60 weeks with a further 52 week defect period, at a value of £4,606,022 exclusive of VAT. The estimated commencement date of the contract is March 2024.

3. Background

3.1 The purpose of the contract is to appoint an experienced contractor to provide full design and build services, RIBA stages 2-7, for the creation of 19 dwellings, comprising of cottage and tenement flats and terraced bungalows.

3.2 The overall four year Housing Revenue Capital budget was approved at the Housing and Communities Committee on 24 August 2022.

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 2 June 2023.

4. Main Issues

4.1 There were a number of framework agreements that were reviewed however, due to tight timescales to secure Scottish Government funding it was determined that a direct award to CCG (Scotland) Limited utilising lot 3 of Scotland Excel's New Build Residential Construction framework agreement was the best route to market.

4.2 CCG (Scotland) Ltd are the number one ranked supplier on aforementioned lot and framework agreement having scored highest on both technical and commercial evaluation:

Contractor	Technical (40%)	Commercial (60%)	Overall (100%)
CCG (Scotland) Ltd	38	60	98
Hadden Construction Limited	33.8	55.7	89.5
D McLaughlin & Sons Limited	33.8	55.2	89
McTaggart Construction Ltd.	25.3	58.5	83.8

4.3 It is recommended that the contract is awarded to CCG (Scotland) Ltd of Glasgow. The contract shall be for a period of 60 weeks with a further 52 week defect period, at a value of £4,606,022 exclusive of VAT. The estimated commencement date of the contract is March 2024.

4.4 CCG (Scotland) Ltd has committed to paying all staff as a minimum the real Living Wage (£10.90 per hour) and promotes Fair Working Practices across their organisation. Further, CCG (Scotland) Ltd has committed to delivery of the following social benefits as a direct result of delivery of this contract:

- Recruitment of 2 members of staff from within the West Dunbartonshire geographical area;
- Use West Dunbartonshire based organisations for sub-contracting opportunities

The social benefits will be discussed at the implementation meeting with CCG (Scotland) Ltd 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 Housing Capital budget of Housing & Employability (£2,972,022) and Scottish Government Affordable Housing Supply Grant (£1,634,000).

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 relevant Public Procurement Regulations.

7. Risk Analysis

7.1 CCG (Scotland) Ltd 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 for this report to determine if there is an equalities impact consequently 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 CCG (Scotland) Ltd will contribute to the delivery of the Council's strategic priorities:

- Our communities are resilient and thriving;
- Our economy is strong and flourishing

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Designation: Chief Officer – Regulatory & Regeneration

Date: 30 August 2023

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Background Papers: Contract Strategy
EIA Screening

Wards Affected: Kilpatrick

