

To: HOUSING AND SOCIAL WORK SERVICES COMMITTEE		Subject: SELECTION OF PREFERRED HOUSING SUPPORT PROVIDER AT VERY SHELTERED HOUSING IN AIRDRIE
From: HEAD OF HOUSING SERVICES		
Date: 20 AUGUST 2008	Ref: MP/SR	

**1. Purpose of Report**

The purpose of this report is to update Committee on progress regarding selection of the core housing support provider (warden services), at the very sheltered housing site, currently being developed in Airdrie.

**2. Background**

- 2.1. "A Home for the Future" – the report of the "Member/Officer Group on older people's services- was approved by Committee in November 2000. One of its recommendations was that "very sheltered housing should be further developed as a preferred model of future care for older people in North Lanarkshire."
- 2.2. This led to a corporate commitment to establish very sheltered housing in each of the six main townships in North Lanarkshire. To date this has been achieved in Wishaw, Coatbridge, Cumbernauld and Motherwell. Completion of the Airdrie project is anticipated in 2009. A further site has been identified in Bellshill.
- 2.3. Committee will recall report of 7 May 2008 approving a below EU threshold tender process with tenders invited from three housing providers with a successful track record and expertise in this field. Between them they operate over 90% of the very sheltered housing stock in the social rented sector in Scotland.

**3. Proposals**

- 3.1. Tender documents were issued to the three contractors, two of whom submitted tenders.
- 3.2. Completed offers were checked and no errors found.
- 3.3. Employing Council standing orders with a 30% price / 70% quality evaluation criteria model, Bield Housing Association was selected as the preferred provider. This is shown in Table A below.

Table A

Bidding Organisation	Tender Sum (08/09 per annum)	Price Score Points (30 max.)	Quality Points (70 max.)	Total
Bield Housing Association	£36,845	30	58	88
Hanover Housing Association	Nil return			
Trust Housing Association	£44,484	24	55	79

#### **4. Financial / Personnel / Legal / Policy Implications**

- 4.1. Core housing support contract costs to be met from existing housing support budgets.
- 4.2. Meal provision will be part of the overall service, both for the tenants and the opportunities offered to the other frail people in the neighbourhood. Financing this service will be a combination of rental service charge for tenants (Housing Benefit eligible) or personal contribution from people using the facility.
- 4.3. The housing management element of the service is paid directly from the rental charge, which is Housing Benefit eligible.
- 4.4. Additional social care element of services will be met from existing Social Work budgets.
- 4.5. The proposal is in line with the Council's procurement arrangements.

#### **5. Recommendations**

- 5.1. Committee is asked to note the selection of Bield Housing Association as the preferred provider.



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**Head of Housing Services**  
**6 August 2008**

For further information on this report please contact Pamela Humphries on telephone 01698 274174