

# North Lanarkshire Council

## Report

### Communities and Housing Committee

approval  noting

Ref BL/SS

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### Approval to Commence Procurement

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#### Executive Summary

The purpose of this report is to seek Committee approval to commence new procurement exercises for the Sprinkler Installation programme, Installation of fire detection systems to domestic properties, Re-roofing, Re-render and Insulation works and Replacement Windows and Doors.

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#### Recommendations

It is recommended that the Communities and Housing Committee:

1. Approve the commencement of new procurement exercises.

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#### Supporting Documents

**The plan for North Lanarkshire** This report reflects the action to improve the economic opportunities and outcomes by providing improved quality housing within the geographical boundaries of North Lanarkshire Council

## **1. Background**

### **1.1 Sprinkler Installation Programme**

Following the tragedy at Grenfell in June 2017 and extensive consultation with the Scottish Fire and Rescue Service, members will recall approval was granted at committee in February 2018 to retrospectively install sprinkler systems in high rise properties.

It was reported to Committee in September 2018 that Michael Dyson Associates Limited (MDA) had been appointed to design sprinkler systems for 44nr tower blocks, with the installation of the first 23 blocks as part of the plan. Design work is well under way for a number of blocks and it is anticipated that installation of the first pilot sprinkler system will commence onsite in June/July 2019.

It has now become apparent that the timescales for design work and installation will allow us to competitively procure the works for installation of the sprinkler programme (with the exception of the initial pilot block) instead of using the previously reported NTP.

### **1.2 Installation of fire detection to domestic properties**

On the 1<sup>st</sup> of February 2019 new fire safety legislation within Scotland came into force which imposes additional fire/smoke detection within all households, including private and social housing. The implementation will take place over a two year period which will be supported by amendments to the Housing (Scotland) Act and Scottish Housing Quality Standard.

### **1.3 Re-Roof, Re-render and Insulation**

There is an on-going requirement for re-roofing, re-rendering and insulation works to maintain the Council's housing stock.

These works are currently carried out by three providers, two of these contracts expire on 10<sup>th</sup> January 2020 and one on 13<sup>th</sup> February 2020. The existing contract arrangement allows for an optional extension for a period of 12 months, however, we have reviewed our on-going requirement and have concluded a new procurement would be more beneficial to achieve best value for the Council.

### **1.4 Replacement Windows and Doors**

Ongoing requirement exists for the replacement of Windows and Doors to existing housing stock to provide sufficient thermal performance and assist in reducing fuel poverty.

These works are currently carried out by three providers, with varying volumes of work allocated to each, these contracts expire on 9<sup>th</sup> May 2020. The existing contract arrangement allows for an optional extension for a period of 12 months, however, we have reviewed our on-going requirement and have concluded a new procurement would be more beneficial to achieve best value for the Council.

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## **2. Report**

### **2.1 Sprinkler Installation Programme**

The sprinkler installation of the initial block is due to commence in the next few months which will feed any lessons learned into the new procurement exercise. It is proposed that a framework/contract is put in place to allow a call off mechanism to be used to call off installation of sprinkler systems within specific towers at a later date. This approach will allow flexibility in the sequencing of the works and a streamlined approach when co-ordinating the on-going works within the towers.

### **2.2 Installation of fire detection to domestic properties**

The service is currently compiling asset information to identify any gaps in compliance and implement a programme of works. It is proposed that a new contract be put in place to achieve compliance with the amended regulations by February 2021.

### **2.3 Re-roof, Re-render and Insulation**

It is proposed that insulation works be combined with each of the roofing and rendering lots to allow more flexibility within each programme. The procurement vehicle be secured via the Official Journal of the European Union and the additional term contracts be put in place to ensure the delivery of the 2020/2021 HRA capital programme and beyond.

#### **2.4.1 Replacement Windows and Doors**

It is proposed that the Replacement Windows and Doors contract is procured to realign with future contracts which will allow a seamless transition in delivery and provide efficiencies by reducing further tender exercises for a short period of time. The procurement vehicle be secured via the Official Journal of the European Union and the additional term contracts be put in place to ensure the delivery of the 2020/2021 HRA capital programme.

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## **3. Equality and Diversity**

### **3.1 Fairer Scotland**

These contracts will work towards improving outcomes for people and communities by assisting the Council to reduce inequalities of outcome caused by socio-economic disadvantage.

### **3.2 Equality Impact Assessment**

The Council will continue to carry out Equality impact assessments to determine if policies, practices, decisions, functions and strategies identify any negative impact on any particular group covered by the protected characteristics of the Equality Act 2010.

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## **4. Implications**

### **4.1 Financial Impact**

The cost of the work is contained within the HRA capital budget.

### **4.2 HR/Policy/Legislative Impact**

There are no HR/Policy/Legislative impacts linked to this report.

### **4.3 Environmental Impact**

There are no sustainability impacts directly arising as a result of this report.

### **4.4 Risk Impact**

Risk impact will be minimised and managed by ensuring the appropriate contracts are in place when required.

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## **5. Measures of success**

5.1 Contracts are in place to support the delivery of Council and Service priorities.

5.2 Appointment of contractors who have suitable experience and capability to deliver the required supplies, services and works.

5.3 Contracts procured by the Council are compliant with GCISOs and procurement legislation.

5.4 Best Value can be demonstrated.

5.5 Safe, improved and sustainable properties within the boundaries within North Lanarkshire are provided.

5.6 Properties within North Lanarkshire meet or exceed the current standards both now and for the life of the properties.

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**Brian Lafferty**  
**Head of Business (Housing Property and Projects)**