

# North Lanarkshire Council Report

## Policy and Strategy Committee

approval  noting

**Ref** KF/EL

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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 an Asbestos Survey Measured Term Contract; Risk Assessments and Monitoring/Sampling of Water Quality Measured Term Contract; Electrical Upgrade and Rewiring Measured Term Contract; and Gas, Electric and Other Heating Installation works, including renewables to all domestic dwellings.

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### Recommendations

It is recommended that the Policy and Strategy 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 Asbestos Surveys Measured Term Contract

There is an on-going requirement for asbestos surveys to be undertaken within the Council's housing and non-housing property portfolio to comply with the Control of Asbestos Regulations 2012.

This service for housing properties is currently carried out by one provider and the contract expires on the 22<sup>nd</sup> May 2021. The existing contract arrangement allows for an optional extension 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.

This service for non-housing properties is currently carried out by a number of providers and is procured using the Scotland Excel framework agreement. The service has reviewed their requirement and to prevent repeated procurement exercises in the future and to achieve best value, they wish to procure an on-going measured term contract.

### 1.2 Risk Assessments and Monitoring/Sampling of Water Quality Measured Term Contract

There is an on-going requirement for risk assessments and monitoring and sampling of water quality to be undertaken within the Council's housing stock.

This service is currently carried out by two providers and the contracts expire on the 17<sup>th</sup> July 2021 (monitoring and sampling contract) and 13<sup>th</sup> November 2021 (risk assessments contract). The existing monitoring and sampling contract does not have any scope for extensions and the risk assessments contract allows for an optional extension period of 12 months, however, we have reviewed our on-going requirements and have concluded that these two contracts should be merged into one to allow for efficiencies in contract management.

### 1.3 Electrical Upgrade and Rewiring Measured Term Contract

There is a new requirement to rewire domestic properties and common areas across the Council's housing portfolio to bring them up to current regulations and building standards.

There is no existing contract for this requirement.

### 1.4 Gas, Electric and Renewable Heating Measured Term Contract

There is an on-going requirement for the removal and replacement of domestic heating systems to domestic dwellings.

These works are currently carried out by three providers, with varying volumes of work allocated to each, these contracts expire on 22<sup>nd</sup> May 2021. There is no optional extension options on these existing contracts.

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## **2. Report**

### **2.1 Asbestos Surveys Measured Term Contract**

- It is proposed that a new contract be procured to undertake asbestos surveys within the Council's housing and non-housing property portfolio to comply with the Control of Asbestos Regulations 2012.
- It is proposed that the procurement vehicle be secured via the Official Journal of the European Union.
- It is proposed that additional term contracts be put in place to ensure the effective delivery of the HRA Capital Programme, Non-HRA Capital Programme and support routine repairs.

### **2.2 Risk Assessments and Monitoring/Sampling of Water Quality Measured Term Contract**

- It is proposed that a new contract be procured to provide the on-going requirement for risk assessments and monitoring and sampling of water quality to be undertaken within the Council's housing stock.
- It is proposed that the procurement vehicle be secured via the Official Journal of the European Union.
- It is proposed that an additional term contract be put in place to ensure compliance with current regulations.

### **2.3 Electrical Upgrade and Rewiring Measured Term Contract**

- It is proposed that a new contract be procured to rewire domestic properties across the Council's housing portfolio to bring them up to current regulations and building standards.
- It is proposed that the procurement vehicle be secured via the Official Journal of the European Union.
- It is proposed that an additional term contract be put in place to ensure the effective delivery of the HRA Capital Programme.

### **2.4 Gas, Electric and Renewable Heating Measured Term Contract**

- It is proposed that a new contract be procured to provide the on-going requirement for the removal and replacement of domestic heating systems to domestic dwellings.
  - It is proposed that the procurement vehicle be secured via the Official Journal of the European Union.
  - It is proposed that an additional term contract be put in place to ensure the effective delivery of the 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 and the HRA Revenue 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 GCSOs 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*

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

