

New Gorbals Housing Association

Annual Procurement Report

April 2024 – March 2025

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1. Introduction

Under the Procurement Reform (Scotland) Act 2014 (the Act), public bodies with an annual regulated procurement value of more than £5 million are required to produce an Annual Procurement Report reviewing performance activity against the objectives and commitments set down within their Procurement Strategy.

In accordance with these statutory obligations, the Association has prepared this Annual Procurement Report, which provides a summary of all regulated procurement activity carried out during the reporting period from 1 April 2024 to 31 March 2025.

For the purposes of this report, regulated procurements refer to public contracts with an estimated value of:

- Over £2,000,000 for works contracts, or
- Over £50,000 for contracts relating to goods and/or services

2. Summary of Regulated Procurements Completed

The Association completed one regulated procurement exercises during the reporting period. This activity is summarised in Table 2A below.

All regulated procurement was conducted in accordance with the Association's approved Procurement Policy, ensuring compliance with legal requirements, best practice, and value-for-money principles.

Table 2A – Summary of Regulated Procurement Activity: 1 April 2024 – 31st March 2025

Contract	Type	Awarded To	Award Sum	Award Date	Start Date	Completion Date	Awarded via	Community Benefits	SME's
Caledonia Road Demolition Contractor: 305 & 341 Caledonia Road	Works	Dem Master Demolition Ltd	£6,550,371	July 2024	August 24	January 26	PCS Open Tender Quality & Price	Yes	Yes
Total			£6,550,371						

3. Review of Regulated Procurement Compliance

New Gorbals Housing Association remains committed to ensuring that all regulated procurement activity is fully compliant with the requirements of the Procurement Reform (Scotland) Act 2014, associated statutory guidance, and the Association's own Procurement Strategy.

All regulated procurement undertaken during the reporting period 1 April 2024 to 31 March 2025 was carried out in accordance with the Association's approved Procurement Policy, which sets out clear procedures for procurement planning, contract award, and contract management.

The table below outlines how the Association's procurement activity during the reporting period met the key performance indicators and policy commitments outlined in the current Procurement Strategy.

Procurement Strategy Objective	How Compliance was achieved
Developing & Upskilling procurement expertise	
<ul style="list-style-type: none">Compliance with procurement legislation	No successful legal challenges
<ul style="list-style-type: none">Delivery of VFM through tendering – tendered contracts represent reduced costs and/or increased level of service	As set out in the Strategy, the Association assessed, where possible, its regulated procurements using a balance between quality and price, to identify the most economically advantageous tender (MEAT). All bidders were clearly informed of the evaluation criteria and how quality and cost would be weighted.
<ul style="list-style-type: none">Relevant staff members undertaking training courses	The Association has actively engaged with the Continuous Improvement Programme for Procurement (CIPP) led by Scotland Excel to assesses procurement and commercial capability

	<p>across leadership, governance, performance, and value for money.</p> <p>Staff undertook procurement training and engage with Procurement professionals to support ongoing development and strengthen procurement processes.</p>
Supporting the local Community	
<ul style="list-style-type: none"> • Procurements with bids from local (Scotland) SME's 	The procurement documents of Caledonia New Build were prepared prior to the development of the Strategy.
<ul style="list-style-type: none"> • Regulated procurements include a scored community benefit question 	Prospective Contractors have an approach which will allow them to evidence that the proposed benefit has been achieved
<ul style="list-style-type: none"> • Percentage of spend with local suppliers 	The procurement documents of Caledonia New Build were prepared prior to the development of the Strategy

4. Community Benefit Summary

New Gorbals Housing Association is committed to maximising Community Benefits through its procurement activity, in line with the principles set out in its Procurement Strategy and the Procurement Reform (Scotland) Act 2014.

Community Benefit Clauses are contractual requirements which enable the delivery of wider economic, social, and environmental outcomes through public procurement. These may include targeted recruitment and training, community engagement initiatives, or contributions to local development.

The table below summarises Community Benefit outcomes achieved during the reporting period from 1 April 2024 to 31 March 2025:

Community Benefit Delivered: 1 April 2024 – 31st March 2025		
Contract	Supplier	Community Benefit Delivered
Caledonia Road Demolition Contractor: 305 & 341 Caledonia Road	Dem Master Demolition Ltd	6 New Entrant Jobs 4 New Entrant Apprenticeships School event with 2 local primary schools 1 Donation Task Voluntary Tasks with local Nursery
Pine Place New Build	CCG (Scotland) Ltd	7 Work Placements 4 New Entrant Apprenticeships School event with Secondary school Curriculum support with City of Glasgow College Donation to Foodbank

5. Supported Business Summary

New Gorbals Housing Association acknowledges its duty under the Procurement Reform (Scotland) Act 2014 to consider, prior to commencing any regulated procurement, how the procurement process can be used to facilitate the involvement of Small and Medium Enterprises (SMEs), third sector organisations, and supported businesses.

Where possible, the Association includes supported businesses, SMEs, and third sector organisations in tender opportunities, either directly or through subcontracting arrangements encouraged within contract specifications.

6. Future Regulated Procurements Summary

The Association's anticipated regulated procurement within the next two financial years is summarised in the table below

Anticipated Regulated Procurement					
Contract	Type	Proposed Procurement Route	Estimated Contract Value	Estimated Contract Start Date	Contract Duration
Coliseum Site – New Build Construction	Works	PCS/Framework	£19M	July 2025	25 months
Caledonia Road -New Build Construction	Works	PCS/Framework	£40M	Nov 2026	30 months
Coliseum Site – New Build Construction, Clerk of Works	Services	PCS/Framework	£121K	Dec 2025	25 months
M & E Contract	Services	PCS/Framework	£223K	August 2025	3 years
External Supplier Framework	Services/Works	PCS/Framework	£1.2M	2025/26	5 years
Riverside Balcony Remedials	Works	PCS/Framework	£2M	Oct 2025	1 year
Component Replacement – Kitchens	Works	PCS/Framework	£1M	2025/26	3 years
Lease for 30 Vans	Services	PCS/Framework	£192K	Oct 25	3 years
Water Hygiene System Maintenance, Remedials and Associated Services	Services	PCS/Framework	£77K	2025/26	3 years
	Total		£63,813,000		

7. Conclusion

New Gorbals Housing Association has updated its Procurement Strategy for the year April 2025 – March 2026 and will report on the outcomes and performance against that updated strategy in next years Annual Procurement Report.

In accordance with the requirements of the Procurement Reform (Scotland) Act 2014, a copy of this Annual Procurement Report along with the updated Annual Procurement Strategy will be submitted to the Scottish Government.

The Association is committed to securing continuous improvement in our procurement activity and has actively engaged with Scotland Excel to commence a Continuous Improvement Programme for Procurement (CIPP) review.

The Management Committee are requested to:

- Approve the Annual Procurement Report for 1 April 2024 to 31 March 2025
- Authorise the submission of the report and updated strategy to the Scottish Government as required under the legislation

Annual Procurement Report template

[NOTE: reference to contract is also to be construed as meaning a framework agreement]

1. Organisation and report details	
a) Contracting Authority Name	New Gorbals Housing Association
b) Period of the annual procurement report	1 st April 24 – 31 st March 25
c) Required by s18 Procurement Reform (Scotland) Act 2014 to prepare an annual procurement report? (Yes / No)	Yes
2. Summary of Regulated Procurements Completed	
a) Total number of regulated contracts awarded within the report period	1
b) Total value of regulated contracts awarded within the report period	£6,550,371
c) Total number of unique suppliers awarded a place on a regulated contract awarded during the period	1
i) how many of these unique suppliers are SMEs	1
ii) how many of these unique suppliers are Third sector bodies	0
3. Review of Regulated Procurements Compliance	
a) Number of regulated contracts awarded within the period that complied with your Procurement Strategy	1
b) Number of regulated contracts awarded within the period that did not comply with your Procurement Strategy	0
4. Community Benefit Requirements Summary	
Use of Community Benefit Requirements in Procurement:	
a) Total Number of regulated contracts awarded with a value of £4 million or greater.	1
b) Total Number of regulated contracts awarded with a value of £4 million or greater that contain Community Benefit Requirements.	1
c) Total Number of regulated contracts awarded with a value of less than £4 million that contain Community Benefit Requirements	0

Key Contract Information on community benefit requirements imposed as part of a regulated procurement that were fulfilled during the period:

d) Number of Jobs Filled by Priority Groups (Each contracting authority sets its own priority groups)	6
e) Number of Apprenticeships Filled by Priority Groups	8
f) Number of Work Placements for Priority Groups	7
g) Number of Qualifications Achieved Through Training by Priority Groups	0
h) Total Value of contracts sub-contracted to SMEs	0
i) Total Value of contracts sub-contracted to Social Enterprises	0
j) Total Value of contracts sub-contracted to Supported Businesses	0
k) Other community benefit(s) fulfilled	6

5. Fair Work and the real Living Wage

a) Number of regulated contracts awarded during the period that included a Fair Work First criterion.	unknown
b) Number of unique suppliers who have committed to pay the real Living Wage in the delivery of a regulated contract awarded during the period.	unknown
c) Number of unique suppliers who are accredited Living Wage employers and were awarded a regulated contract during the period.	unknown

6. Payment performance

a) Number of valid invoices received during the reporting period.	266
b) Percentage of invoices paid on time during the period ("On time" means within the time period set out in the contract terms.)	100%
c) Number of regulated contracts awarded during the period containing a contract term requiring the prompt payment of invoices in public contract supply chains.	1
d) Number of concerns raised by sub-contractors about the timely payment of invoices within the supply chain of public contracts.	0

7. Supported Businesses Summary

- a) Total number of regulated contracts awarded to supported businesses during the period
- b) Total spend with supported businesses during the period covered by the report, including:
- i) spend within the reporting year on regulated contracts
 - ii) spend within the reporting year on non-regulated contracts

0
0
0
0

8. Spend and Savings Summary

- a) Total procurement spend for the period covered by the annual procurement report.
- b) Total procurement spend with SMEs during the period covered by the annual procurement report.
- c) Total procurement spend with third sector bodies during the period covered by the report.
- d) Percentage of total procurement spend through collaborative contracts.

£12,062,981
£12,060,625
0
0

- e) Total delivered cash savings for the period covered by the annual procurement report

Data not held

- f) Total non-cash savings value for the period covered by the annual procurement report

Data not held

9. Future regulated procurements

- a) Total number of regulated procurements expected to commence in the next two financial years
- b) Total estimated value of regulated procurements expected to commence in the next two financial years

9
£63,813,000