New Gorbals Housing Association

Annual Procurement Report April 2025 – March 2026

CONTENTS:

1. Introduction
2. Summary of Regulated Procurements completed
3. Review of Regulated Procurement Compliance
4. Community Benefit Summary
5. Supported Businesses Summary
6. Future Regulated Procurements Summary
7. Conclusion

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 2025 to 31 March 2026.

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 six 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 2025 – 31st March 2026

Contract	Type	Awarded To	Award Sum	Award Date	Start Date	Completion Date	Awarded via	Community Benefits	SME's
Coliseum New Build contractor	Works	Urban Union	£19,961,493.31	25/03/2025	Feb 26 Start date	28/01/2028	Developer led through TRA	Yes	
Coliseum Employers Agent	Services	Armour Construction Consultants	£124,659.01	03/12/2024	03/12/2024	28/01/2028	Link Group - 4 yr Framework Agreement for the Provision of Consultant Services for New Build Housing Mar 2022-Mar 2026	n/a	n/a
Coliseum clerk of works	Services	DAG Ltd	£121,486.20	02/02/2026	02/02/2026	28/01/2028	NGHA Clerk of Work Framework 2021 - 2025	n/a	n/a
North Laurieston Masterplan	Services	Stantec	£60,361.33	04/03/2026	04/03/2026	30/07/2026	The City of Edinburgh Council Framework Agreement for Professional Services Framework	n/a	n/a
L8 test & risk assessments	Services	SMS Environmental	£81,718.31	06/2025	08/2025	07/2028	SPA framework. Scottish Procurement alliance	n/a	n/a
M & E Contract	Services	PREAH	£200,723.87	07/2025	08/2025	07/2028	Tendered through PCS	n/a	n/a
Total value of Regulated Procurement 2025/26			**£20,550,442.03**						

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 2025 to 31 March 2026 was carried out in accordance with the Association's approved Procurement Strategy, 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	
• Compliance with procurement legislation	No successful legal challenges
• 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.
• Relevant staff members undertaking training courses	The Association has actively engaged with Scotland Excel's Continuous Improvement Programme for Procurement (CIPP), which assesses procurement and commercial capability across key areas including leadership, governance, performance and value for money. Relevant staff have undertaken procurement training and engaged with procurement professionals to support their ongoing development, strengthen internal procurement

	capability and promote continuous improvement in procurement processes.
Supporting the local Community	
• Procurements with bids from local (Scotland) SME's	83.3% of bids received were from SMEs, against a target of 90%. The target was therefore, narrowly missed by 6.7 percentage points. Because there were only six bids, one non-SME bid has quite a large impact on the percentage.
• 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. Community Benefit secured through procurement activity during 2025/26 and are due to be delivered as the associated contracts progress.
• Percentage of spend with local suppliers	During 2025/26, 99.64% of procurement spend was with suppliers identified as Scottish suppliers, significantly exceeding the Procurement Strategy target of 75%.

4. Community Benefit Summary

New Gorbals Housing Association is committed to maximizing 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 2025 to 31 March 2026:

Community Benefit Delivered: 1 April 2025 – 31st March 2026		
Contract	**Supplier**	**Community Benefit secured through procurement activity during 2025/26 and are due to be delivered as the associated contracts progress**
Coliseum New Build contractor	Urban Union	20 local people employed 100 School/College hours (working with City of Glasgow College) 30 Apprentice weeks 5 Work placements weeks (Working Rite) 50 Voluntary Hours with community groups 30 tonnes CO2 emissions on contract achieved through decarbonisation

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 organizations, and supported businesses.

Where possible, the Association includes supported businesses, SMEs, and third sector organizations 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**
Caledonia Rd Newbuild Contractor	Works	Formal competitive tender process through PCS	£41M	Sept 24	28 months
Laurieston 3B Contractor	Works	Developer led through historic TRA	£15M	Feb 27	24 months
Laurieston 3B Design Team	Services	Publicly accessible framework.	£1.7M	Mar 27	28 months
Insurance	Services	Formal competitive tender process through PCS	£1.5M pa	Jan 27	36 months
Star Bar Design Team	Services	Direct award & publicly accessible framework	£120K	Aug 26	28 months
Laurieston 1D Design Team	Services	Publicly accessible framework	£610K	Sept 26	36 months
Turiff St Design Team	Services	Publicly accessible framework	£150K	Mar 27	28 months
24-34 Bridge St	Services	Link Group - 4 yr Framework Agreement for the Provision of Consultant Services for New Build Housing 2026-2030	£100K	Feb 27	36 months

Gorbals Police Station Design Team	Services	Scotland Excel Framework for Building Construction Consultancy Servi ces: Ref 0920 for Lot 1 – Architectural Services 2023 – 2027	£120K	Sept 26	36 months
Adelphi Design Team	Services	Publicly accessible framework.	£50K	Dec 26	36 months
Print & Fulfilment Services	Services	Publicly accessible framework	£30K	May 26	36 months
	Total		**£63,380,000**		

7. Conclusion

New Gorbals Housing Association has updated its Procurement Strategy for the year April 2026 – March 2027 and will report on the outcomes and performance against that updated strategy in next year's 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 2026
- Authorise the submission of the report and updated strategy to the Scottish Government as required under the legislation

ANNEX A

Annual Procurement Report template

1. Organisation and report details	
a) Contracting Authority Name	New Gorbals HA
b) Period of the annual procurement report	1st April 25 – 31st Mar 26
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	6
b) Total value of regulated contracts awarded within the report period	£20,550,442
c) Total number of unique suppliers awarded a place on a regulated contract awarded during the period	6
i) how many of these unique suppliers are SMEs	5
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	6
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

ANNEX A

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)	0
e) Number of Apprenticeships Filled by Priority Groups	0
f) Number of Work Placements for Priority Groups	0
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	0

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.	298
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.	2
d) Number of concerns raised by sub-contractors about the timely payment of invoices within the supply chain of public contracts.	0

ANNEX A

7. Supported Businesses Summary	
a) Total number of regulated contracts awarded to supported businesses during the period	0
b) Total spend with supported businesses during the period covered by the report, including:	0
i) spend within the reporting year on regulated contracts	0
ii) spend within the reporting year on non-regulated contracts	0
8. Spend and Savings Summary	
a) Total procurement spend for the period covered by the annual procurement report.	£11,281,490
b) Total procurement spend with SMEs during the period covered by the annual procurement report.	£9,368,950
c) Total procurement spend with third sector bodies during the period covered by the report.	0
d) Percentage of total procurement spend through collaborative contracts.	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	11
b) Total estimated value of regulated procurements expected to commence in the next two financial years	£63,380,000

ANNEX A