

North Lanarkshire Council Report

Housing Committee

Does this report require to be approved? Yes No

Ref HO TB 25 001 / NLC-CLP-24-108 Date 07/05/25

Lift Replacement and Associated Works in 5 No Tower Blocks, North Lanarkshire; Phase 4

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– via MS Teams

Executive Summary

The Committee is asked to approve the award of a contract for “Lift Replacement and Associated Works in 5no Tower Blocks, North Lanarkshire; Phase 4” (the ‘Agreement’) to:

- ADL Lift Services Ltd

The Agreement is for a period of 125 calendar weeks anticipated to commence May 2025.

The maximum value of the Agreement shall not exceed Three Million, Three Hundred Thousand Pounds Sterling (£3,300,000.00) exclusive of VAT.

Recommendations

It is recommended that Housing Committee approves the award of the Contract to ADL Lift Services Ltd at the maximum value of Three Million ,Three Hundred Thousand Pounds Sterling (£3,300,000.00) exclusive of VAT.

This recommendation follows the completion of a procurement procedure, where the Tender recommended for award has been evaluated as providing the most economically advantageous Tender in terms of cost and quality for the Council.

The Plan for North Lanarkshire

Priority Improve economic opportunities and outcomes

Ambition statement (14) Ensure the highest standards of public protection

Programme of Work Invest in North Lanarkshire

1. Background

- 1.1 The Council’s Tower Strategy includes provision to demolish all high-rise towers over the next 20 years. In line with the Tower Strategy there is an ongoing requirement for essential works to lifts in towers to increase the lifts’ lifespans. Following a survey of high rise tower lifts, it was established that the majority of lifts were past their projected

lifetime. The Tower Strategy programme requires a number of these lifts to continue working beyond this original projected lifetime. Beyond the first stage of high rise tower demolitions, the remaining lifts will be required to function for between 5 to 20 years.

- 1.2 The requirements within the proposed new Contract (phase 4) are currently delivered under a standalone contract by Consult Limited (phase 3), which is due to be completed in October 2025. The Contract detailed within this report will commence in May 2025.

This Contract is for Phase 4 of Lift Replacements Programme. The key requirements consist of the complete removal and subsequent renewal of the existing lifts. This contract will be for the following 5no Tower Blocks:

- Avon Tower (Odd and Even Lifts)
- Calder Tower (Odd and Even Lifts)
- Clyde Tower (Odd and Even Lifts)
- Elvan Tower (Odd and Even Lifts)
- Woodside Tower (Odd and Even Lifts)

The works will include the design and installation of 10no new lifts and all associated works.

- 1.3 This contract is for the fourth and final phase of the replacement programme.
- 1.4 This procurement is a below GPA Threshold Regulated Procurement and has been discharged as a single-stage procurement process.

2. Report

- 2.1 A user intelligence group (the 'UIG') of technical and procurement representatives was formed to review technical specifications, discuss trading processes, market conditions and trends, ways to maximise community benefits and sustainability and to agree the procurement strategy that would deliver maximum benefit for the Council via the Contract.
- 2.2 The initial estimated value of the Contract dictated that the procurement procedure be undertaken in accordance with the Public Contracts (Scotland) Regulations 2016. An advert for the contract opportunity was published on the Public Contracts Scotland (PCS) and the UK Find a Tender (FTS) websites.
- 2.3 The procurement procedure was undertaken as an "Open Procedure" based on the evaluation criteria and scoring methodology set out in the invitation to tender package. An evaluation of tender responses was completed by members identified by the UIG. The selection stage tender response were assessed for compliance to ensure bidders met the minimum selection stage criteria and then the single award stage response was assessed.
- 2.4 The Contract award recommendation is made on the basis of the tenderer who submitted the most economically advantageous tender.
- 2.5 The tender submitted by ADL Lift Services Ltd. has been evaluated as representing the most economically advantageous tender for this Contract.
- 2.6 Appendix 1 confirms the scoring achieved by each tenderer, further details of the procurement procedure is provided in Appendix 2 and the SME status and location of all tenderers is located within Appendix 3.

Financial / Budget Consideration

- 2.7 The value of the Contract shall not exceed Three Million, Three Hundred Thousand Pounds (£3,300,000) exclusive of VAT.
- 2.8 The costs associated with delivery of the Agreement will be contained within the Capital Budget for Housing.

Price Savings / Increases

- 2.9 The contract pricing is fixed for the duration to the contract.

Price Stability

- 2.10 The contract pricing is fixed for the duration to the contract.

Community Benefits

- 2.11 The Council is committed to maximising the delivery of community benefits. The procurement included a community benefit requirement, this approach is designed to deliver local community benefits where possible.
- 2.12 Within their tender, ADL Lift Services Ltd. committed to deliver the following community benefits within the Contract:

Community Benefit Type	Quantity Committed
New Job for an Apprentice from a Priority Group	1
Work Experience Placement for an individual 16+ years of age	4
Educational Visits	2
Financial Support for a Community Project / Organisation	2

- 2.13 The community benefits delivered as part of the Contract does not include the creation of jobs or apprenticeships.

Fair Work First

- 2.14 Within their tender submission, ADL Lift Services Ltd advised that they commit to the following areas of the Scottish Governments "Fair Work First" initiative:
- appropriate channels for effective voice, such as trade union recognition;
 - investment in workforce development;
 - no inappropriate use of zero hours Contracts;
 - providing fair pay for workers (Living Wage accredited), and;
 - provide a range of employee benefits such as pension, healthcare cover, enhanced maternity/paternity, personal injury insurance, critical illness cover and income protection insurance.

Contract Management

- 2.15 Officers from Housing, will be responsible for managing the Contract which will be undertaken in accordance with the Councils agreed approach to contract and supplier management.

3. Measures of success

- 3.1 The Agreement will deliver the following outcomes:
1. the appointment of a Service Provider who has the experience and capability to deliver an innovative, high quality and responsive service;
 2. conclusion of a procurement procedure that is compliant with procurement legislation and internal procedures;
 3. confirmation that Best Value is both demonstrable and achieved; and
 4. commitment from the contractor recommended for award to deliver a range of Community Benefits as set out in this report.

4. Supporting documentation

- Appendix 1** Summary of Tender Evaluation Process
Appendix 2 Summary of Procurement Process
Appendix 3 SME Status and Location of All Tenderers
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Stephen Llewellyn
Chief Officer (Housing)

5. Impacts

<p>5.1 Public Sector Equality Duty and Fairer Scotland Duty Does the report contain information that has an impact as a result of the Public Sector Equality Duty and/or Fairer Scotland Duty? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, please provide a brief summary of the impact?</p> <p>If Yes, has an assessment been carried out and published on the council's website? https://www.northlanarkshire.gov.uk/your-community/equalities/equality-and-fairer-scotland-duty-impact-assessments Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>5.2 Financial impact Does the report contain any financial impacts? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If Yes, have all relevant financial impacts been discussed and agreed with Finance? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If Yes, please provide a brief summary of the impact?</p> <p>The maximum value of the Agreement is Three Million, Three Hundred Thousand Pounds Sterling (£3,300,000) exclusive of VAT. The costs associated with contract delivery will be contained within the HRA Capital budget for Housing Services.</p>
<p>5.3 HR policy impact Does the report contain any HR policy or procedure impacts? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, have all relevant HR impacts been discussed and agreed with People Resources? Yes <input type="checkbox"/> No <input type="checkbox"/> If Yes, please provide a brief summary of the impact?</p>
<p>5.4 Legal impact Does the report contain any legal impacts (such as general legal matters, statutory considerations (including employment law considerations), or new legislation)? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, have all relevant legal impacts been discussed and agreed with Legal and Democratic? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, please provide a brief summary of the impact?</p>
<p>5.5 Data protection impact Does the report / project / practice contain or involve the processing of personal data? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If Yes, is the processing of this personal data likely to result in a high risk to the data subject? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, has a Data Protection Impact Assessment (DPIA) been carried out and e-mailed to dataprotection@northlan.gov.uk Yes <input type="checkbox"/> No <input type="checkbox"/></p>

<p>5.6</p>	<p>Technology / Digital impact Does the report contain information that has an impact on either technology, digital transformation, service redesign / business change processes, data management, or connectivity / broadband / Wi-Fi? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, please provide a brief summary of the impact?</p> <p>Where the impact identifies a requirement for significant technology change, has an assessment been carried out (or is scheduled to be carried out) by the Enterprise Architecture Governance Group (EAGG)? Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>5.7</p>	<p>Environmental / Carbon impact Does the report / project / practice contain information that has an impact on any environmental or carbon matters? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If Yes, please provide a brief summary of the impact?</p>
<p>5.8</p>	<p>Communications impact Does the report contain any information that has an impact on the council's communications activities? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If Yes, please provide a brief summary of the impact?</p>
<p>5.9</p>	<p>Risk impact Is there a risk impact? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If Yes, please provide a brief summary of the key risks and potential impacts, highlighting where the risk(s) are assessed and recorded (e.g. Corporate or Service or Project Risk Registers), and how they are managed?</p> <p>Risk will be minimised and managed by a designated contract manager in accordance with the Council's agreed approach to contract and supplier management.</p>
<p>5.10</p>	<p>Armed Forces Covenant Duty Does the report require to take due regard of the Armed Forces Covenant Duty (i.e. does it relate to healthcare, housing, or education services for in-Service or ex-Service personnel, or their families, or widow(er)s)? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, please provide a brief summary of the provision which has been made to ensure there has been appropriate consideration of the particular needs of the Armed Forces community to make sure that they do not face disadvantage compared to other citizens in the provision of public services.</p>
<p>5.11</p>	<p>Children's rights and wellbeing impact Does the report contain any information regarding any council activity, service delivery, policy, or plan that has an impact on children and young people up to the age of 18, or on a specific group of these? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, please provide a brief summary of the impact and the provision that has been made to ensure there has been appropriate consideration of the relevant Articles from the United Nations Convention on the Rights of the Child (UNCRC).</p>

If Yes, has a Children's Rights and Wellbeing Impact Assessment (CRWIA) been carried out?

Yes

No

Appendix 1 – Summary of Tender Evaluation Process

Final Rank	Tenderer Name	Total Tender Score (%)	Recommended for Contract Award (Y / N)
1	ADL Lift Services Ltd	92.80	Y
2	Saltire Lifts Ltd	79.48	N

Appendix 2 – Summary of Procurement Process

	Response			
Procurement Procedure Utilised:	Open Procedure			
Governing Legislation / Regulations:	Public Contracts (Scotland) Regulations 2016			
Contract Strategy Approved:	30/01/2025			
Date Contract Notice Published:	05/02/2025			
Total Expressions of Interest Received:	10			
SME % of Expressions of Interest:	90%			
NLC Based % of Expressions of Interest:	40%			
Tender Return Deadline:	05/03/2025			
Number of Tenders Received:	2			
Tenders Received from SME's:	2			
Tenders Received from NLC Based Tenderers:	2			
Number of Non-compliant Tenders:	0			
Number of Compliant Tenders:	2			
Number of Recommended Tenderers:	1			
Basis of Contract Award:	Quality:	40%	Price:	60%
Evaluation Team:	Officers from Housing			
Anticipated Contract Start Date:	23 May 2025			
Total Contract Period (Months):	125 calendar weeks with no additional extension period			
Maximum Total Contract Value:	£3,300,000			

Appendix 3 – SME Status and Location of All Tenderers

Name of Tenderer	Size of Tendering Organisation (Micro, Small, Medium or Large)	Location (Local Authority / Council Area)
ADL Lift Services Ltd	Small	North Lanarkshire
Saltire Lift Services Ltd	Small	North Lanarkshire