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28 April 2025

Members of the Housing Committee

Chief Executive's Office

Rachel Blair
Chief Officer (Legal & Democratic)
Civic Centre, Windmillhill Street,
Motherwell ML1 1AB
www.northlanarkshire.gov.uk

Notice is given that a Meeting of the **Housing Committee** is to be held in the Council Chamber, Civic Centre, Windmillhill Street, Motherwell, ML1 1AB on Wednesday, 07 May 2025 at 10:00 AM which you are requested to attend.

The agenda of business is attached.

Rachel Blair
Chief Officer (Legal & Democratic)

Members :

M McPake, A Bustard, H Brannan-McVey, G Brennan, B Burgess, T Carragher, M Coyle, S Coyle, P Di Mascio, H Dunbar, T Fisher, F Fotheringham, H Gray, K Harmon, J Jones, J Keltie, A Khan, K Larson, J Leckie, G Lennon, J Logue, F MacGregor, M McCulloch, F McKay, R McKendrick, C McManus, A McVey, L Mitchell, L Nolan, P Patton, C Quigley, J Reddin, G Robinson, N Shevlin, A Smith, A Stubbs, L Stubbs, R Sullivan, J Toner, S Watson.

Agenda

- 1 **Declarations of Interest In Terms of the Ethical Standards In Public Life Etc. (Scotland) Act 2000**

Operational

- 2 **Transforming Places - Tower Strategy Update** 7 - 14
Submit report by Chief Officer (Housing) providing an update on the progress with the outcomes of the Tower Strategy and highlighting the key achievements.
- 3 **New Supply Programme - Future New Build Sites** 15 - 22
Submit report by Chief Officer (Place) seeking approval of the inclusion of new development sites within the Council's new supply programme.
- 4 **New Housing Supply Programme - Procurement Update** 23 - 34
Submit report by Chief Officer (Place) (1) providing an update on current procurement activity relating to the new build housing programme, and (2) seeking approval to progress procurement arrangements.
- 5 **Housing Allocations Policy** 35 - 42
Submit report by Chief Officer (Housing) providing an overview of council's housing allocation policy monitoring and ongoing review processes, whilst aligning with relevant legislation, good practice and local needs.

Financial

- 6 **HRA Capital Monitoring Report - 1 April 2024 to 28 February 2025** 43 - 50
Submit report by the Depute Chief Executive summarising the financial performance for the Housing Revenue Account for the period from 1 April 2024 to 28 February 2025.

7	<p>Enterprise and Communities - Capital Monitoring Report</p> <p>Submit report by Depute Chief Executive highlighting the financial position of the 2024/25 Enterprise and Communities capital programme for period ending 28 February 2025 (Period 12).</p>	51 - 58
8	<p>Revenue Monitoring Report – Housing Revenue Account</p> <p>Submit report by the Depute Chief Executive summarising the Housing Revenue Account financial performance for the period from 1 April 2024 to 28 February 2025 (Period 12).</p>	59 - 68
9	<p>Revenue Monitoring Report - Enterprise and Communities</p> <p>Submit report by Depute Chief Executive highlighting the financial position of the 2024/25 Enterprise and Communities revenue budget for period ending 28 February 2025 (Period 12).</p>	69 - 82
Contracts		
10	<p>Housing Contracts Overspend Report</p> <p>Submit report by Chief Officer (Housing) advising of overspends that have arisen across a number of existing contracts and summarising the reasons behind the overspend.</p>	83 - 90
11	<p>Lift Replacements and Associated Works to 5 No Tower Blocks, North Lanarkshire; Phase 4</p> <p>Submit report by Chief Officer (Housing) seeking approval to award a Contract for Lift Replacement and Associated Works in 5 Tower Blocks, North Lanarkshire Phase 4 to ADL Lift Services Ltd up to the maximum value of £3,300,000.00 exclusive of VAT.</p>	91 - 100
12	<p>Contract Award for Housing Support Services</p> <p>Submit report by Chief Officer (Housing) seeking approval to the award of a contract for Housing Support Services to Simon Community Scotland (Lot 1) and Blue Triangle (Glasgow) Housing Association (Lot 2) to the value of £3,901,373.00 exclusive of VAT.</p>	101 - 112

- 13 **Contract Award for MTC Solar PV Panels and Renewable Technologies; 2025-2030** 113 - 122
Submit report by Chief Officer (Housing) seeking approval to award a contract for MTC Solar PV Panels and Renewable Technologies 2025-2030 to Saltire Facilities Management Ltd to a maximum value of £30,000,000 for Lot 1 and Sureserve Energy Services UK Ltd up to a maximum value of £20,000,000 for Lot 2.
- 14 **Contract Award for Refurbishment of 2 No Tower Blocks, Whifflet and Calder Court, Coatbridge** 123 - 130
Submit report by Chief Officer (Housing) seeking approval to award a contract for the Refurbishment of Whifflet and Calder Courts to Kier Construction Limited up to the value of £19,500,00 (excluding VAT).
- 15 **Homologated Contract Award for Coursington, Allan and Draffen Demolition** 131 - 140
Submit report by Chief Officer (Housing) advising of action taken by the Depute Chief Executive to award a contract for the demolition of Coursington, Allan and Draffen Towers to Thompsons of Prudhoe Limited to the value of £5,695,170.22 exclusive of VAT.

North Lanarkshire Council Report

Housing Committee

Does this report require to be approved? Yes No

Ref: SL/CB Date 07/05/25

Transforming Places - Tower Strategy Update

From Stephen Llewellyn, Chief Officer (Housing)
Email barrca@northlan.gov.uk **Telephone** MS Teams

Executive Summary

The purpose of this report is to update Housing Committee on current progress with the outcomes in the Tower Strategy, which sits within the Transforming Places Programme of Work, and key achievements in the last reporting period.

Recommendations

It is recommended that Housing Committee:

- (1) Acknowledge the progress of the tower demolition programme (Ambition)
- (2) Acknowledge the progress of the sprinkler installation & fire safety programme
- (3) Acknowledge the progress of major refurbishment projects.

The Plan for North Lanarkshire

Priority	Improve the health and wellbeing of our communities
Ambition statement	(1) Ensure a housing mix that supports social inclusion and economic growth
Programme of Work	Transforming Places

1. Background

- 1.1 Committee will be aware that in 2017 as part of the HRA budget motion, the council announced its intention to commence consultation with stakeholders regarding the potential re-provisioning of its tower estate over the next 25 years, with phase 1 of the re-provisioning programme granted committee approval in May 2018 and activities are progressing well for this phase. Subsequently approval was given at August 2023 Housing Committee for the blocks identified for Phase 2 to be re-provisioned. Significant progress has been made to date on Phase 1 of the programme with several high/low-rise blocks now demolished.
- 1.2 Committee will also recall that in February 2018, the council approved proposals to develop and deliver a programme to introduce enhanced fire safety measures within high-rise towers that included retrofitting of sprinkler systems, improved fire compartmentation, emergency lighting and installation of fire doors to properties.

- 1.3 Following committee approval in 2016 to undertake condition surveys including external cladding assessment, internal fabric condition and structural integrity, the findings were assessed with a strategic approach to remedial action in line with government legislation developed.

2. Report

Demolition/Ambition

- 2.1 Phase 1 of the programme is progressing with 1494 (1694 when including properties held for displaced citizens) properties identified within phase 1 having been made vacant, although 200 have subsequently been re-purposed to support the Ukraine resettlement programme and a further 31 properties remain tenanted within these blocks by pre-existing tenants. A detailed breakdown of the phase one programme as of April 2025 is provided in Table 1:

Table 1

Block	Vacant Properties	Status
Northburn Low-Rise, Airdrie	27 (100%)	Complete
Holehills, Airdrie	138 (100%)	Complete
Burnside Court, Coatbridge	44 (100%)	Complete
Gowkthrapple Low-Rise	304 (100%)	On Site
Shawhead Low-Rise	176 (100%)	Complete
Coursington, Allen, Draffen High-Rise	351 (100%)	On Site
Jackson High-Rise	192 (100%)	On Site
Allershaw High-rise	70 (100%)	Design Phase
Dunbeth High-rise	192 (100%)	Design Phase
High Coats	Ukraine Resettlement	Re-programmed
Birkshaw High-rise	Ukraine Resettlement	Re-programmed

- 2.2 The blocks included in the second phase of the reprogramming programme were approved at Housing Committee in August 2023. As noted in Table 2 the vacating of the properties in this phase of the works is underway. The information provided in Table 2 reflects the current programmed running order that the blocks will be demolished in.

Table 2

Block	Vacant Properties March 2025	Status
Low Rise – Maxton Crescent, Wishaw	18 (45%)	Being Vacated
Low Rise – Rennie Rd, Kilsyth	29 (49%)	Being Vacated
Low Rise – Glasgow Road, Wishaw	20 (48%)	Being Vacated
Low Rise – Greenfield Drive	24 (55%)	Being Vacated
McClurg Court, Motherwell	25 (45%)	Being Vacated
Witchwood Court, Coatbridge	84 (38%)	Being Vacated

Woodside Tower, Motherwell	37 (36%)	Being Vacated
Glen Tower, Motherwell	31 (30%)	Being Vacated
Anderson Tower, Motherwell	29 (43%)	Being Vacated
Oakfield Tower, Motherwell	13 (19%)	Being Vacated
Low Rise - GlenCraig Street, Airdrie	4 (40%)	Being Vacated
Low Rise - Kippen Street, Airdrie	22 (31%)	Being Vacated
Low Rise - Kennedy Drive, Airdrie	12 (30%)	Being Vacated
Albion Tower, Motherwell	14 (21%)	Being Vacated
Airbles Tower, Motherwell	15 (22%)	Being Vacated
Whammond Tower, Motherwell	10 (15%)	Being Vacated

Gowkthrapple Low Rise Demolition

- 2.3 The contract to demolish the 19 low-rise blocks at Gowkthrapple, Wishaw was awarded in February 2023 and the contractor took possession in March 2023. Works are progressing, although the last remaining owner occupier who only recently sold their property to the council in January 2025 caused a significant delay to service disconnections for the site. Minor delays have also been apparent due to nesting birds within the vacant blocks; however, all blocks with the exception of the block containing the recently purchased owned property and its adjoining block, are now demolished on site and the remainder of the programme will be used to undertake site clean-up. The programmed completion date is in quarter 1 2025/26 and on completion the site will be handed over to the new supply team for development. The remaining two blocks will be demolished as part of the redevelopment and included in a future contract.

Coursington, Allen, Draffen Towers Demolition

- 2.4 Demolition of the three high-rise tower blocks at Coursington, Motherwell has recommenced following the cessation of works on site due to the discovery of the post tensioning system being used at the time of original construction.
- 2.5 The newly appointed contractor took possession of the site on 8th October 2024 and as noted at February 2025 Housing Committee the towers will be “blown down” via a controlled explosion. Preparations are underway to develop the plans for the “blow down” which are expected to take place in quarter 3 2025/26 followed by site clearance in preparation of handover to the new supply team for development in quarter 4 2025/26.

Jackson Court Demolition

- 2.6 Demolition of the Jackson Court tower block in Coatbridge has recommenced following the cessation of works on site.
- 2.7 The newly appointed contractor took possession of the site on 10 October 2024 and works are progressing well. The programmed completion is quarter 4 2025/26.

Dunbeth Court Demolition

- 2.8 A series of surveys have commenced in Dunbeth Court to inform the demolition package to be included in the tender documents. Liaison works with Scottish Power Energy Networks (SPEN) are underway and a diversion plan is in place to allow for the substation contained in the footprint of the block to be decommissioned to facilitate the demolition.
- 2.9 It is anticipated a contract award for the demolition will be recommended at Housing Committee in quarter 3 2025/26.

Allershaw Tower Demolition

- 2.10 A tender package for the demolition of Allershaw Tower, Wishaw has been developed, and the procurement process is scheduled to commence in quarter 1 2025/26 with a contract being awarded in quarter 3 2025/26.

Sprinkler / Fire Safety Programme

- 2.11 The initial design for Phase 3 of the sprinkler installation programme in Elvan and Calder Towers is complete. The procurement exercise is underway and is expected to be concluded imminently with works on site by the end quarter 1 2025/26.

Major Refurbishment Projects

- 2.12 Specialist consultants have been appointed to provide design services in relation to the recladding and internal refurbishment of Whifflet and Calder towers, Coatbridge. Detailed surveys are now complete for the overall design proposals. A resident consultation meeting has been held, and the design team are now developing the tender package to commence procurement of the contract, as detailed in the later agenda paper.
- 2.13 Specialist lift design consultants have been appointed to prepare proposals for the upgrading and replacement of lifts in 5 multi storey tower blocks across the authority (totalling 10 lifts). A procurement process is underway with a contract award, also included in a later agenda item taken to this committee.

3. Measures of success

- 3.1 The plans contained within this report will help to improve housing conditions and housing choice for our residents which contributes to addressing inequality.

4. Supporting Documentation

- 4.1 There are no supporting documents with this report.
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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>Any financial impact of the measures implemented will be contained within the HRA Capital Investment budget and will be drawn down via borrowing/CFCR as required and reported to committee.</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 checked="" type="checkbox"/> No <input type="checkbox"/> If Yes, have all relevant legal impacts been discussed and agreed with Legal and Democratic? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If Yes, please provide a brief summary of the impact?</p> <p>Statutory compliance with Building Standards and recent fire safety legislation.</p>
<p>5.5 Data protection impact Does the report / project / practice contain or involve the processing of personal data? Yes <input type="checkbox"/> No <input checked="" 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 type="checkbox"/> If Yes, has a Data Protection Impact Assessment (DPIA) been carried out and e-mailed to dataprotection@northlan.gov.uk</p>

	Yes <input type="checkbox"/>	No <input type="checkbox"/>
5.6 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?	
	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"/>
5.7 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?	
	Upgrading of external building fabric to current energy standards.	
5.8 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?	
	Reprovisioning of towers and low-rise blocks must be included in regular corporate communications.	
5.9 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?	
	Risks are considered, frequently reviewed and recorded on project-specific risk registers. Risks with an inherently high score are escalated to project board/service level.	
5.10 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.	
5.11 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 No

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).

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

Yes No

North Lanarkshire Council Report

Housing Committee

Does this report require to be approved? Yes No

Ref PH/JS/AC Date 07/05/25

New Supply Programme – Future New Build Sites

From Pamela Humphries, Chief Officer (Place)

E-mail stevensonjam@northlan.gov.uk Telephone James Stevenson,
Housing Development
Manager, 07583098631

Executive Summary

The purpose of this report is to seek approval on the proposed inclusion of new development sites within the council's new supply programme which aims to deliver 6,000 homes by 2035. Sites approved for inclusion in the programme will undergo further appraisal to evaluate the practical and financial viability of the site, including consideration of technical factors such as geotechnical and environmental conditions, accessibility and legal considerations.

Recommendations

It is recommended that the Housing Committee:

- 1) Approves the inclusion of the proposed sites, as outlined in section 2.1 and Appendix 2 of this report, within the new supply programme.

The Plan for North Lanarkshire

Priority	Improve economic opportunities and outcomes
Ambition statement	(1) Ensure a housing mix that supports social inclusion and economic growth
Programme of Work	Transforming Places

1. Background

- 1.1 In February 2025, Committee approved proposals to increase the New Supply programme target to deliver 6,000 new homes by 2035. A variety of delivery methods are utilised to enable the council to achieve this target which include traditional new build, Development Pathfinder acquisitions and the Open Market Purchase Scheme. As of 24th March 2025, 1,629 new build homes have been completed, with a further 156 homes currently under construction. A summary of progress within the new build programme is included in Appendix 1.

2. Report

- 2.1 To deliver the council's ambitious Programme of Work delivery plan, development opportunities are identified and evaluated for potential inclusion within the new supply programme. The site outlined below is recommended for inclusion in the programme, allowing detailed ground investigations, consultations regarding service connections and legal checks to be carried out. Analysis on both the feasibility and economic viability of the proposed development also form part of the assessment.

It is proposed that the following sites be considered for future development:

- Approximately 10 units on the site of the former Kilsyth Health Centre, Burngreen, Kilsyth.
- Approximately 19 units at Maxton Crescent, Coltness, Wishaw.

- 2.2 Location plans for the above noted sites are included in Appendix 2.

- 2.3 The proposed site meets the criteria of the latest Housing Needs Demand Analysis (HNDA) and consultation with ward members and the Federation of Tenants & Residents Associations has also taken place.

3. Measures of success

- 3.1 The measure of success will be the effective delivery of the council's new supply programme, which aims to deliver 6,000 homes by 2035.
- 3.2 The new supply programme will also contribute to the regeneration of town centres within North Lanarkshire, which remains a key priority within the Transforming Places Programme of Work.

4. Supporting documentation

Appendix 1	Summary of New Build programme
Appendix 2	Site Locations



Pamela Humphries
Chief Officer (Place)

5. Impacts

<p>5.1</p>	<p>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 checked="" type="checkbox"/> No <input type="checkbox"/> If Yes, please provide a brief summary of the impact?</p> <p>The new build programme includes measures that will help reduce inequalities of outcome through certain design features including:</p> <ul style="list-style-type: none"> • Housing for Varying Needs to make homes as accessible as possible. • Secure by Design to make homes and the surrounding environment as safe and secure as possible. • Achieving the Scottish Government requirements for Greener Homes to help reduce fuel Poverty. • Facilitating improved access to high-speed internet capabilities including installation of 'fibre to the property'. <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 checked="" type="checkbox"/> No <input type="checkbox"/></p>
<p>5.2</p>	<p>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 have been discussed and agreed with Financial Solutions? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If Yes, please provide a brief summary of the impact?</p> <p>The new supply programme is funded through a combination of prudential borrowing, capital funding, Scottish Government grant funding and subsidy income. Grant funding for new build is £104,353 per unit, based on a 3-person equivalent as well as additional grant funding for increased quality measures and renewables.</p>
<p>5.3</p>	<p>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 have been discussed and agreed with People and Organisational Development? Yes <input type="checkbox"/> No <input type="checkbox"/> If Yes, please provide a brief summary of the impact?</p>
<p>5.4</p>	<p>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 have been discussed and agreed with Legal and Democratic Solutions? Yes <input type="checkbox"/> No <input type="checkbox"/> If Yes, please provide a brief summary of the impact?</p>

<p>5.5</p>	<p>Data protection impact Does the report / project / practice contain or involve the processing of personal data? Yes <input type="checkbox"/> No <input checked="" 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 checked="" type="checkbox"/> No <input type="checkbox"/> If Yes, please provide a brief summary of the impact? There are no direct Technology/Digital impacts directly arising from this report. The scope of the new homes includes Cat5 cabling to support home networking and Fibre to the Premises (FTTP) for digital connectivity as part of the 'futureproofing' of North Lanarkshire Council's new housing stock. Where the impact identifies a requirement for technology, has an assessment been carried out (or scheduled) by the Enterprise Architecture Governance Group (EAGG)? Yes <input type="checkbox"/> No <input checked="" 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? Intrusive ground investigations will be undertaken as part of the due diligence associated with determining the suitability of sites for development. This is undertaken in liaison with North Lanarkshire Council's Environmental Health (Pollution Control) to ensure that appropriate investigations are undertaken. The new homes are built to higher energy efficiency and sustainability standards, which helps to reduce future carbon emissions from the properties. This is done via a fabric first approach, while incorporating renewable technologies where appropriate, e.g. providing minimum of EPC B certification, Silver Standards 1 and 2, non-gas heating systems and EV charging. The Council's New Supply Programme will ensure that the impact on the Council's carbon footprint is mitigated. The specifications incorporated within the contract documentation will: deliver reduced energy need; encourage sustainable construction; promote health and wellbeing; reduce waste and resources through effective storage, collection and composting of waste and recyclable materials and include measures which will reduce CO2 emissions.</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 type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, please provide a brief summary of the impact</p>

<p>5.9</p>	<p>Risk impact</p> <p>Is there a risk impact? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>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 associated with the New Supply Programme is managed within the council's project management and risk register process. By undertaking detailed Ground Investigation and other relevant site assessments, prior to proceeding with the development of any site, the council is mitigating the risk of unforeseen costs relating to ground conditions, although this risk cannot be eliminated entirely. In the case of off the shelf purchases these risks are borne by the developer.</p>
<p>5.10</p>	<p>Armed Forces Covenant Duty</p> <p>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 checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>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>The Council's New Supply housing programme previously partnered with Veterans Housing Scotland to deliver housing for Armed Forces Veterans and the current SHIP supports new affordable housing project for Scottish Veterans' Garden City Association.</p>
<p>5.11</p>	<p>Children's rights and wellbeing impact</p> <p>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 checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>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> <p>If Yes, has a Children's Rights and Wellbeing Impact Assessment (CRWIA) been carried out? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>The Council's Strategic Housing Investment Programme is linked to North Lanarkshire Council's Local Housing Strategy 2021-2026 which identifies the need to support young people entry into housing where a Children's Rights and Wellbeing Impact Assessment was undertaken in March 2021.</p>

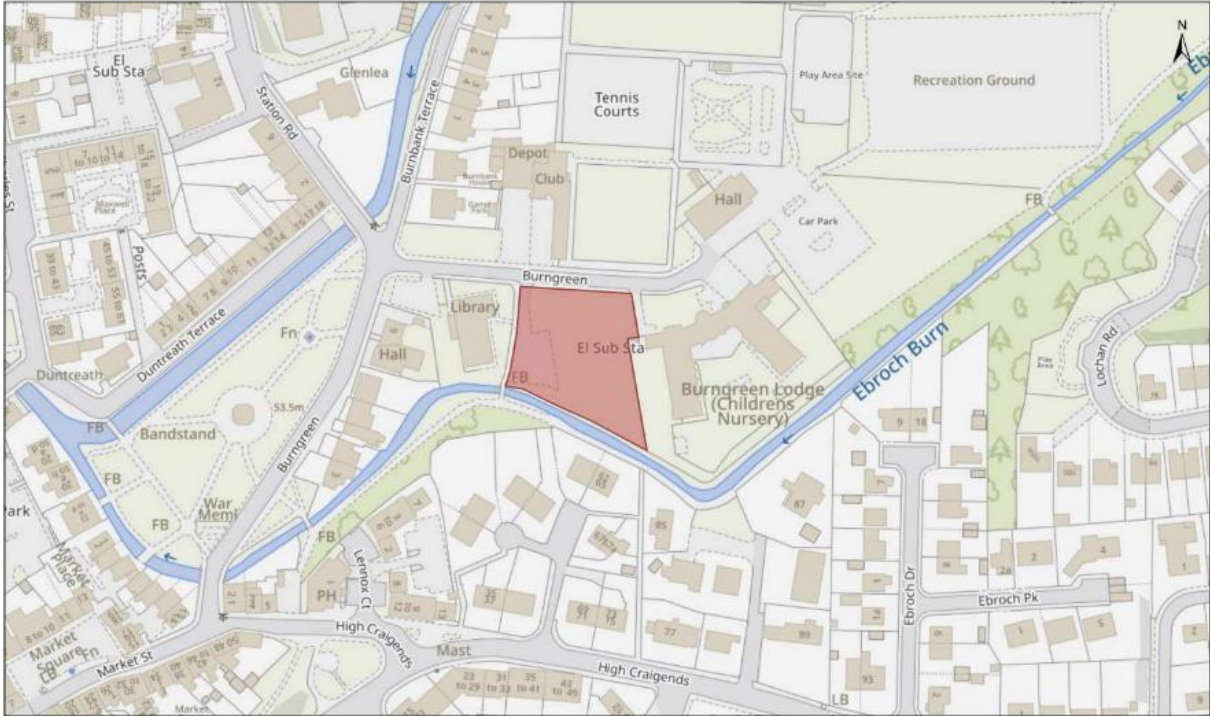
Appendix 1 - New Build Sites Summary (as 28th March 2025)

Area	Location	Units	Comments	Completion Year	Annual Completions
Holytown	Main St	10	Completed (Amenity)	2010/11	
Holytown	Spruce Way	10	Completed	2010/11	
Motherwell	Ravenscraig (David Wilson Homes)	18	Completed (off the shelf)	2010/11	(2010/11) 38
Airdrie	Clarkston PS	19	Completed	2011/12	
Millerston	Coshneuk Rd	11	Completed (Amenity)	2011/12	
Cumbernauld	North Rd	29	Completed	2011/12	
Wishaw	Cambusnethan PS	20	Completed (Amenity)	2011/12	(2011/12) 79
Viewpark	Laburnum Rd (Phase 1)	12	Completed	2012/13	(2012/13) 12
Viewpark	Laburnum Rd (Phase 2)	28	Completed	2013/14	
Moodiesburn	Gartferry Road	50	Completed	2013/14	
Cumbernauld	Westfield Drive	30	Completed	2013/14	(2013/14) 108
Airdrie	Former Albert PS	14	Completed	2014/15	
Chryston	Lanrig Rd	27	Completed (Amenity)	2014/15	
Coatbridge	Corsewall St	14	Completed	2014/15	(2014/15) 55
Bellshill	Former Belvidere PS	20	Completed	2015/16	
Kilsyth	Fisher Ave	30	Completed	2015/16	
Chryston	Old Lindsaybeg Rd (Persimmon)	14	Completed (off the shelf)	2015/16	(2015/16) 64
Motherwell	Glencairn Tower site	25	Completed	2016/17	(2016/17) 25
Viewpark	Former Tannochside PS	16	Completed	2017/18	
Wishaw	Walkerburn Dr, Coltness	20	Completed	2017/18	
Cumbernauld	Cardowan Drive	30	Completed	2017/18	
Cumbernauld	Kildrum Nursery	16	Completed	2017/18	
Chryston	Station Rd (Persimmon)	30	Completed (off the shelf)	2017/18	
Chapelhall	Former St Aloysius PS (Phase 1)	24	Completed	2017/18	(2017/18) 136
Chapelhall	Former St Aloysius PS (Phase 2)	6	Completed	2018/19	
Cumbernauld	Brown Road	20	Completed	2018/19	
New Stevenston	Former New Stevenston PS	15	Completed	2018/19	
Chryston	Greenlea Road	21	Completed	2018/19	
Coatbridge	Old School Court	20	Completed	2018/19	
Airdrie	Former Alexandra PS	14	Completed	2018/19	
Harthill	Former Harthill PS	20	Completed	2018/19	(2018/19) 116
Motherwell	Cleekhimmin, Ravenscraig (Barratt)	10	Completed (off the shelf)	2019/20	
Coatbridge	Blair Road	40	Completed	2019/20	
Motherwell	Calder PS	30	Completed	2019/20	
Gartcosh	Johnston Road / Inchnock Ave (Phase 1) (Bellway)	16	Completed (off the shelf)	2019/20	
Cumbernauld	Cedar Road Nursery	14	Completed	2019/20	
Chryston	Main Street (Bellway)	18	Completed (off the shelf)	2019/20	
Wishaw	Meadowhead Rd, Ravenscraig (Keepmoat)	11	Completed (off the shelf)	2019/20	(2019/20) 139
Bellshill	Caledonian Avenue (Phase 1)	19	Completed	2020/21	
Wishaw	Dimsdale Road (Phase 1)	6	Completed	2020/21	(2020/21) 25
Bellshill	Caledonian Avenue (Phase 2)	8	Completed	2021/22	
Wishaw	Dimsdale Road (Further Phases)	55	Completed	2021/22	
Coatbridge	St James PS / Lismore Drive	58	Completed	2021/22	
Wishaw	Roberts Street (Belhaven House)	16	Completed	2021/22	(2021/22) 137
Wishaw	Mossburn St, Waterloo	20	Completed	2022/23	
Plains	Plains PS	16	Completed	2022/23	
Bellshill	Community Road	29	Completed	2022/23	
Airdrie	Dykehead Road, Holehills (Phase 1)	11	Completed	2022/23	
Motherwell	Torrance Park (Phase 1) (Barratt)	6	Completed (off the shelf)	2022/23	(2022/23) 82
Chryston	Chilterns Care Home, Lindsaybeg Road	21	Completed	2023/24	
Airdrie	Dykehead Road, Holehills (Further Phases)	139	Completed	2023/24	
Stepps	Gateside Farm (Barratt)	30	Completed (off the shelf)	2023/24	
Motherwell	Torrance Park (Phase 2) (Barratt)	4	Completed (off the shelf)	2023/24	
Motherwell	Ravenscliff Rd, Ravenscraig	24	Completed	2023/24	
Moodiesburn	Auchengeich, Gartferry Road (Bellway)	12	Completed (off the shelf)	2023/24	
Wishaw	Castlehill Road, Gowkthrapple (Phase 1)	19	Completed	2023/24	
Airdrie	Northburn Place	31	Completed	2023/24	
Shotts	Springhill Road (Keepmoat)	12	Completed (off the shelf)	2023/24	
Coatbridge	Lorne Place (Allanwater)	24	Completed (off the shelf)	2023/24	
Coatbridge	Berwick St	19	Completed	2023/24	(2023/24) 335
Airdrie	Glenacre Drive	16	Completed	2024/25	
Wishaw	Castlehill Road (Further Phases)	78	Completed	2024/25	
Airdrie	Former Orrs Building (Wilson)	20	Completed (off the shelf)	2024/25	
Chryston	Gartferry Road (Allanwater)	22	Completed (off the shelf)	2024/25	
Coatbridge	Calder Gardens, Carnbroe (Barratt)	18	Completed (off the shelf)	2024/25	
Airdrie	Petersburn Road (Former Petersburn PS)	40	Completed	2024/25	
Gartcosh	Johnston Road (Phase 2) (Bellway)	12	Completed (off the shelf)	2024/25	
Cumbernauld	Downfield Road (Zoom)	24	Completed (off the shelf)	2024/25	
Motherwell	Brandon Street	48	Completed	2024/25	(2024/25) 278
Sub total			Completed		Total 1629

	Airdrie	Graham Street (NLP, Conversion)	2	On Site	
	Airdrie	Northburn Avenue (Shop Conversion)	1	On Site	
	Bellshill	Thorn Road	26	On Site	
	Sub total		29	On site	
D e s i g n D e v e l o p m e n t	Coatbridge	School Street (Former Columba HS)	127	Contract Awarded	
	Viewpark	Laburnum Road	26	Contract Awarded	
	Coatbridge	Bank Street	16	Tender Stage	
	Wishaw	Graham Street	13	Tender Stage	
	Coatbridge	Kildonan Street	43	Planning app approved	
	Cumbernauld	Glasgow Road (Former Cumbernauld Village PS)	8	Design development underway	
	Glenboig	Main Street (Former Police Station)	7	Planning app approved	
	Wishaw	King Street	5	Tender Stage	
	Wishaw	Stewarton Street & Kings House	18	Tender Stage	
	Motherwell	Former Motherwell Town Hall	20	Contract Awarded	
	Millerston	Coshneuk Road	17	Contract Awarded	
	Wishaw	Caledonian Road	15	Tender Stage	
	Caldercruix	Hill Street (Former St Mary's PS)	25	Design development underway	
	Motherwell	Hope Street (Masonic Hall)	10	Design development underway	
	Coatbridge	Main Street	49	Planning app approved	
	Motherwell	Dalzell Drive	24	Design development underway	
	Newmains	Newton Drive (Former St Brigid's PS)	35	Design development underway	
	Coatbridge	Tay Street (Former Pentland PS)	16	Design development underway	
	Coatbridge	Kildonan Street (Former Portland HS)	16	Design development underway	
	Viewpark	Elm Crescent (Former Muirpark Care Home)	25	Design development underway	
Airdrie	Gartlea Road (Coats House)	28	Design development underway		
Wishaw	Main Street (Anvil Block)	32	2024		
Glenboig	Glenboig Road (Marnoch)	30	Design development underway		
Bellshill	Hattonrigg Road	20	Design development underway		
	Sub total		625	underway	
P r o v i s i o n i n g	Coatbridge	Shawhead	100	Re-provisioning site Contract Awarded	
	Coatbridge	Dunbeth	114	Re-provisioning site	
	Coatbridge	Jackson	56	Re-provisioning site	
	Motherwell	Coursington	84	Re-provisioning site	
		Sub total		354	Re-provisioning sites
O f f T h e S h e l f	Cumbernauld	Community Growth Area - Phases 1-3 (Bellway)	75	Off the shelf Planning app approved	
	Coatbridge	Former DWP Offices, South Circular Road (ML5 Limited)	39	Off the shelf Purchase approved at Committee	
	Motherwell	Prospecthill Road	23	Off the shelf Purchase approved at Committee	
		Sub total		137	Future off the shelf purchases from developers
	Total		2774		

Appendix 2 - General Outline of Proposed New Site Locations

Former Kilsyth Health Centre, Burngreen, Kilsyth | Approximately 10 units



Maxton Crescent, Coltness, Wishaw | Approximately 19 units



North Lanarkshire Council Report

Housing Committee

Does this report require to be approved? Yes No

Ref PH/JS/KS Date 07/05/25

New Housing Supply Programme – Procurement Update

From Pamela Humphries, Chief Officer (Place)

E-mail stevensonjam@northlan.gov.uk **Telephone**

James Stevenson,
Housing Development
Manager, 07583098631

Executive Summary

The purpose of this report is to update Committee on current procurement activity relating to the new build housing programme and seek approval to progress procurement arrangements as outlined in the report.

Recommendations

It is recommended that the Housing Committee:

- (1) Approves the award of a contract procured via a “Direct Award” procedure via the Scotland Excel New Build Residential Construction framework agreement (the “Framework”) for the following site:
 - Main Street, Glenboig to CCG Construction Limited up to the value of £1.95M, including contingency allowance
- (2) Approves the award of contracts to be procured via a “Mini Competition” procedure via the Scottish Procurement Alliance H2 New Build Housing framework agreement for the following sites
 - Site of Coursington, Allan and Draffen Towers, Motherwell up to the value of £16.00M, including contingency allowance.
 - Coats Street, Coatbridge (Site of the former Jackson Tower) up to the value of £14.25M, including contingency allowance.
- (3) Acknowledges the award of contracts for the following sites previously approved at Housing Committee:
 - Conversion of Old Town Hall, Motherwell to social housing awarded to Clark Contracts on 31 January 2025 at a value of £5,856,022.99.
 - New Build Social Housing at Dunottar Avenue, Shawhead, Coatbridge awarded to CCG (Scotland) Ltd at a value of £23,716,921.47.
 - New Build Social Housing at Coshneuk Road, Millerston awarded to JR Construction (Scotland) Limited at a value of £4,291,648.92

The Plan for North Lanarkshire

Priority	Improve economic opportunities and outcomes
Ambition statement	(1) Ensure a housing mix that supports social inclusion and economic growth
Programme of Work	Transforming Places

1. Background

- 1.1 The council has an approved programme to deliver 6,000 new homes by 2035. The delivery of such a large-scale programme presents several challenges, which include procurement of competent contractors with a track record of delivering new build homes to the Councils standard, within the timescale required and at a competitive cost. To increase the pace of delivery, secure best value and minimise risk to the Council, a range of procurement options have been utilised.
- 1.2 For each project a bespoke Contract Strategy is undertaken to assess the most appropriate procurement route. These include but are not limited to the use of SPA and Scotland Excel frameworks utilising the direct award and mini comp procedures, and in some cases the use of Hub Southwest or a traditional “Restricted” style tendering procedure within the open market.
- 1.3 Within this report, one project has been identified to be procured via the direct award procedure. For this project, the direct award procedure has been identified as the optimum route to market, as it allows early engagement with contractors leading to economies and efficiencies being achieved in design, risk, early engagement for utilities and programme benefits to be achieved.

2. Report

- 2.1 Committee previously approved the delivery of 7 modular homes at the Main Street site in Glenboig (former police station). Unfortunately, the contractor tasked with delivering the modular homes recently entered administration and was unable to progress with the development. In order to progress the project and mitigate further delay, officers engaged with the Scotland Excel New Build Residential Framework and CCG Construction Limited to ascertain feasibility costs and contractor availability. Feasibility costs have been returned at the value of £1.95M, including contingency allowance.

The feasibility costs obtained are considered to represent best value and, subject to benchmarking against the appropriate framework rates, it is proposed that a final tender price be agreed to allow the contract award.

- 2.2 It is proposed to tender via a mini competition call off procedure from the Scottish Procurement Alliance H2 New Build Housing Framework to procure contracts for the following sites:

- Site of Coursington, Allan and Draffen towers, Motherwell (64 units) up to the value of £16.00M, including contingency allowance.
- Coats Street, Coatbridge (Site of Jackson tower) (57 units) up to the value of £14.25M, including contingency allowance.

The mini competition call-off procedure will be progressed and, subject to tender checking, the most economically advantageous tender will be checked and recommended to allow the contract award.

- 2.3 The projects listed above in sections 2.1 – 2.2 are still in live procurement procedures. Accordingly, the recommendations listed on page one of this report are for the approval for the award of each contract (in accordance with the council's General Contract Standing Orders) up to the values stated as and when they are finalised outwith the council's committee cycle.

Adopting this approach shall expedite the programme and allow appointed contractors to progress works in a more efficient and effective manner. Additionally, this approach shall also prove beneficial where any pre-construction / enabling works are required whilst also allowing appointed contractors to engage third party companies i.e. utility companies to undertake works required to enable housing construction methods to commence.

Should the recommendations within this report be approved, more detailed information on any contract awarded for each site shall reported to the next available Housing Committee following award.

Should contracts to be awarded exceed the values stated in the recommendations, further details and approvals shall be sought from a future Housing Committee.

- 2.4 The pricing mechanism is a Priced Contract with Activity Schedule offering a good level of cost certainty. However, there are currently no cashable savings attributed to the contract outlined within above within sections 2.1 - 2.2 at this time.

- 2.5 The council is committed to maximising the delivery of community benefits. The procurement includes a community benefit requirement, this approach is designed to deliver local community benefits where possible. Given the current stage of the procurement processes for each of the sites listed within this report, there are currently no Community Benefits identified. However, once contracts have been formally awarded, an overview of community benefits committed to by contractors will be reported to Committee.

- 2.6 All contractors appointed to the Framework have evidenced fair working practices within their organisations as part of the procurement procedures to be appointed to the respective arrangements

- 2.7 In addition to the sites listed above in section 2.1 – 2.2, work has progressed to award contracts following approval at the Housing Committee on 06 November 2024.

- Conversion of Old Town Hall, Motherwell to social housing (20 units) awarded to Clark Contracts on 31 January 2025 at a value of £5,856,022.99.
- New build social housing at Dunottar Avenue, Shawhead, Coatbridge (100 units) awarded to CCG (Scotland) Limited at a value of £23,716,921.47.
- New build social housing at Coshneuk Road, Millerston (17 units) awarded to JR Construction (Scotland) Limited at a value of £4,291,648.92.

Further information on the contract awarded above can be found within Appendix 1 of this report.

- 2.8 Officers from New Supply will be responsible for managing all contracts once awarded which will be undertaken in accordance with the council's agreed approach to contract and supplier management.
- 2.9 In addition to the sites detailed above, the next batch of sites will be identified and assessed, and a suitable procurement route will be identified to progress these projects to deliver new build housing to align with the Plan for North Lanarkshire.

3. Measures of success

- 3.1 The proposed contract awards detailed within this report will deliver the following outcomes:
- a) The appointment of contractors who have the experience and capability to deliver new build social housing.
 - b) The procurement procedures applied are compliant with the procurement legislation, overarching framework agreements and internal procedures.
 - c) That best value is both demonstrable and achieved.
 - d) That contracts awarded secure a range of community benefits.
 - e) Those contracts awarded support payment of the real Living Wage to staff employed in the delivery of the requirements; and
 - f) That the performance of contracts awarded are proactively managed against several Key Performance Indicators.

4. Supporting Documents

Appendix 1 Summary of Contracts Awarded



Pamela Humphries
Chief Officer (Place)

5. Impacts (<http://connect/report-template-guidance>)

<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 checked="" type="checkbox"/> No <input type="checkbox"/> If Yes, please provide a brief summary of the impact?</p> <p>The new build programme includes measures that will help reduce inequalities of outcome through certain design features including:</p> <ul style="list-style-type: none">• Housing for Varying Needs to make homes as accessible as possible.• Secure by Design to make homes and the surrounding environment as safe and secure as possible.• Achieving the Scottish Government requirements for Greener Homes to reduce the incidence of fuel Poverty.• Facilitating improved access to high-speed internet capabilities including installation of 'fibre to the property'. <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</p> <p>Yes <input checked="" 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 have 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 funding for projects referred to in this report can be met from the Council's Housing Revenue Account budget for the New Supply Programme. Grant support is also provided by the Scottish Government. The costs associated with contract delivery will be contained within the HRA New Supply capital programme. Grant funding for new build is £104,353 per unit, based on a 3-person equivalent as well as additional grant funding for increased quality measures and renewables.</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 have 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 have been discussed and agreed with Legal and Democratic? Yes <input type="checkbox"/> No <input type="checkbox"/></p>

If Yes, please provide a brief summary of the impact?

5.5 Data protection impact

Does the report / project / practice contain or involve the processing of personal data?

Yes No

If Yes, is the processing of this personal data likely to result in a high risk to the data subject?

Yes No

If Yes, has a Data Protection Impact Assessment (DPIA) been carried out and e-mailed to dataprotection@northlan.gov.uk

Yes No

5.6 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 No

If Yes, please provide a brief summary of the impact?

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 No

5.7 Environmental / Carbon impact

Does the report / project / practice contain information that has an impact on any environmental or carbon matters?

Yes No

If Yes, please provide a brief summary of the impact?

The new homes are built to higher energy efficiency and sustainability standards, which helps to reduce future carbon emissions from the properties. This is done via a fabric first approach, while incorporating renewable technologies where appropriate, e.g. providing minimum of EPC B certification, Silver Standards 1 and 2, non-gas heating systems and EV charging.

The Council's New Supply Programme will ensure that the impact on the Council's carbon footprint is mitigated. The specifications incorporated within the contract documentation will: deliver reduced energy need; encourage sustainable construction; promote health and wellbeing; reduce waste and resources through effective storage, collection and composting of waste and recyclable materials and include measures which will reduce CO2 emissions.

5.8 Communications impact

Does the report contain any information that has an impact on the council's communications activities?

Yes No

If Yes, please provide a brief summary of the impact?

The implementation and delivery of the New Supply programme will be promoted through the New Supply PR plan and via communications with elected members and local stakeholders

5.9 Risk impact

Is there a risk impact?

Yes No

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?

Risk associated with the New Supply Programme is managed within the council's project management and risk register process. By undertaking detailed Ground Investigation and other relevant site assessments, prior to proceeding with the development of any site, the council is mitigating the risk of unforeseen costs relating to ground conditions, although this risk cannot be eliminated entirely.

5.10 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 No

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.

The Council's New Supply housing programme previously partnered with Veterans Housing Scotland to deliver housing for Armed Forces Veterans and the current SHIP supports new affordable housing project for Scottish Veterans' Garden City Association.

5.11 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 No

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).

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

Yes No

Appendix 1 – Summary of Contracts Awarded

Contract	Ref	NLC-SLP-23--035
	Title	Conversion of Old Town Hall, Motherwell to Social Housing
	Classification	Works
Competition	Governance by Value	The Framework terms & conditions, with adherence to the council's GCSO 13 on 3rd party frameworks
	Procurement Route	Mini Competition
	No. of Framework Contractors	Five
	Comments	This contract was procured considering the relevant information technical and commercial proposals from the Scottish Procurement Alliance H2 New Build Housing framework agreement, Lot 12 Workstream 4 (Refurbishment, Conversions, Extensions and Adaptations) Over £2m.
Award Details	Contract Award Date	31 January 2025
	Awarded Value	£5,856,022.99
	Contract Duration	30 Months
	Contractor Name	Clark Contracts
	Contractor Size	SME
	Contractor Location	Inverclyde
	Payment of Living Wage?	Yes
	Living Wage Accredited?	No
	Community Benefits Committed	<p>1 x New Employee Full Time Job (from Priority Group)</p> <p>1 x New Employee Part Time Job (from Priority Group)</p> <p>1 x Apprentice New Start - Full Time (from Priority Group)</p> <p>1 x New Entrant Graduate - Part Time (from Priority Group)</p> <p>1 x MCR Pathways 1-2-1 Mentoring Programme (or equivalent Programme)</p> <p>1 x Work Experience Placement – School Trades e.g. bricklaying etc (to be discussed and agreed upon award)</p> <p>1 x Build Your Future – Practical Activity</p> <p>1 x Careers Events (Face to Face)</p> <p>2 x Workplace Visit</p> <p>1 x Primary School Engagement (mini careers event for P6/P7)</p> <p>1 x Careers Event</p>

		1 x Supply Chain Briefings 1 x Business Mentoring 1 x Financial Support (minimum £1500) 1 x non-financial support for a community project (Minimum 7 hours).
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Contract	Ref	NLC-SLP-23-123
	Title	New Build Social Housing at Dunottar Avenue, Shawhead, Coatbridge
	Classification	Works

Competition	Governance by Value	The Framework terms & conditions, with adherence to the council's GCSO 13 on 3rd party frameworks
	Procurement Route	Direct Award
	No. of Framework Contractors	One
	Comments	This contract was procured considering the relevant information technical and commercial proposals from the Scottish Procurement Alliance H2 New Build Housing framework agreement, Lot 12 Workstream 4 (Refurbishment, Conversions, Extensions and Adaptations) Over £2m.

Award Details	Contract Award Date	7 April 2025
	Awarded Value	£23,716,921.47
	Contract Duration	27 Months
	Contractor Name	CCG
	Contractor Size	SME
	Contractor Location	South Lanarkshire
	Payment of Living Wage?	Yes
	Living Wage Accredited?	No
Community Benefits Committed	4 x New Employee Full Time Job (from Priority Group) 1 x New Employee Part Time Job (from Priority Group) 2 x Apprentice New Start - Full Time (from Priority Group) 4 x Work Experience Placement – Foundation Apprenticeship 4 x Work Experience Placement – School Trades e.g. bricklaying etc (to be discussed and agreed upon award) 4 x Work Experience Placement – Non School 2 x Careers Events (Face to Face) (March or October)	

		4 x Workplace Visit 2 x Work Experience Summer Placement (PAID) 2 x Primary School Engagement (mini careers event for P6 / P7) 2 x Careers Event (Virtual Teams Session) 2 x Supply Chain Briefings 6 x Financial Support (minimum £1500) 3 x Non-financial support for a community project (Minimum 7 hours).
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Contract	Ref	NLC-SLP-23-048
	Title	New Build Social Housing at Coshneuk Road, Millerston
	Classification	Works

Competition	Governance by Value	The Framework terms & conditions, with adherence to the council's GCSO 13 on 3rd party frameworks
	Procurement Route	Direct Award
	No. of Framework Contractors	One
	Comments	This contract was procured considering the relevant information technical and commercial proposals from the Scottish Procurement Alliance H2 New Build Housing framework agreement, Lot 12 Workstream 4 (Refurbishment, Conversions, Extensions and Adaptations) Over £2m.

Award Details	Contract Award Date	31 March 2025
	Awarded Value	£4,291,648.92
	Contract Duration	14 Months
	Contractor Name	JR Construction
	Contractor Size	SME
	Contractor Location	Renfrewshire
	Payment of Living Wage?	Yes
	Living Wage Accredited?	No
	Community Benefits Committed	1 x New Employee Full Time Job (from Priority Group) 1 x Apprentice New Start - Full Time (from Priority Group) 2 x School Mentoring or Enterprise Programme

		1 x Work Experience Placement – School Trades e.g. bricklaying etc (to be discussed and agreed upon award) 1 x Work Experience Placement - Non School – 2 per annum 1 x Careers Events (Face to Face) – 1 per annum 1 x Supply Chain Briefings – 2 in 1st year 1 x Financial Support (minimum £1500) – 3 per annum
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North Lanarkshire Council Report

Housing Committee

Does this report require to be approved? Yes No

Ref SL/MK Date 07/05/25

Housing Allocations Policy

From Stephen Llewellyn

E-mail llewellyns@northlan.gov.uk Telephone 07939280680

Executive Summary

The purpose of this report is to provide an overview of council's housing allocation policy monitoring and ongoing review processes, which ensures the policy continues to meet local needs, whilst aligning with relevant legislation and good practice.

Recommendations

It is recommended that the Housing Committee:

- 1) Acknowledge the processes in place for the ongoing review and monitoring of the allocation policy.
- 2) Acknowledge that the policy has undergone five reviews since implementation in response to changes in legislation, practice and housing need, ensuring the policy remains fit for purpose, fair and transparent.
- 3) Recognise the commitment to the ongoing review of the policy.

The Plan for North Lanarkshire

Priority	Improve the health and wellbeing of our communities
Ambition statement	(1) Ensure a housing mix that supports social inclusion and economic growth
Programme of Work	Statutory / corporate / service requirement

1. Background

- 1.1 On 23 March 2009 Housing Services implemented the current housing allocation policy and began allocating council vacant homes according to the provisions of the new policy, through the Common Housing Register (CHR). The policy gives priority to those in most housing need whilst still recognising the aspirations of current tenants wishing to move to another house or area.
- 1.2 The current policy was developed following an independent evaluation of the previous policy, in which a number of recommendations and changes were highlighted. An extensive consultation programme was undertaken, in which a Member/Officer working group considered the viewpoints of more than 900 stakeholders, who provided

responses via a range of different methods. A modelling exercise of the 'then' new allocation policy was also conducted in two high demand letting areas in order to demonstrate the impact of the new policy and working practices, prior to any recommendations being made to implement changes.

- 1.3 In June 2008 the council approved the new housing allocation policy and made provision for a review of the policy to establish how it was operating in practice after 6 months. Thereafter, a commitment to continually review the policy to ensure we continue to meet the needs of our residents and respond to any changing legislative requirements.
- 1.4 A full suite of performance information along with a comprehensive and robust audit process to review and provide assurance on the implementation of the allocation policy across the housing localities was implemented and remains established.
- 1.5 It was also agreed that as part of the continual review of the allocation policy that consultation with all interested stakeholders would continue to be carried out and responses evaluated before any decisions are taken to change future policy.
- 1.6 As at 22 April 2025 there are currently 14,935 applicants on the waiting list who have requested housing with North Lanarkshire Council.
- 1.7 There are 19 Registered Social Landlords (RSLs) in North Lanarkshire who have 10,601 social rented homes, 8 of which operate the Common Housing Register (comprising 8,338 homes) and who have adopted the council's housing allocation policy or pointing framework. The council has 36,575 social rented homes. This means that 95% of all social rented housing in North Lanarkshire is allocated in the same way.

2. Report

- 2.1 Since the policy began in March 2009 five policy reviews following extensive consultation exercises have been carried out:

Phase 1 (2010) – amendments to priority awarded to:

- Applicants subject to a protocol
- Separate parents
- Sharing bedrooms in respect of children of opposite sex
- Applicants over 60 years for amenity housing

Phase 2 (2012) – amendments to priority awarded to:

- Persons leaving the armed forces
- Households who have a confirmed date of losing accommodation in 2 months
- Prospective foster carers
- Overcrowding and underoccupancy
- Properties deemed particularly suitable for medical factors

Phase 3 (2012) – amendments/consultation due to welfare reform:

- House size eligibility rules for single parents or couples with two children of the opposite sex
- Measures to mitigate impact of welfare reform

Phase 4 (2018) – amendments/consultation for changes to older people's housing:

- Re-designation of council sheltered housing and corresponding categories need to make best use of available older people's housing in meeting needs

Phase 5 (2022) – amendments/consultation due to:

- Under occupation in support of the Incentive to Downsize project
- How we prioritise veterans and people leaving the armed force in support of the Armed Forces Covenant and Armed Forces Bill
- Owner occupation discretionary power, introduced by the Housing (Scotland) Act 2014
- Reasonable preference groups, introduced by the Housing (Scotland) Act 2014 – setting out three categories of applicants that should be given reasonable preference in an allocation policy (homeless persons and persons threatened with homelessness and who have unmet needs; people who are living in unsatisfactory living conditions and who have unmet needs – those living in a property which does not meet the tolerable standard, overcrowding; social housing tenants who are under-occupying)
- How we apply priority for people at risk of losing accommodation

2.2 As part of the ongoing reviews, extensive consultation is undertaken, which seeks the views of all interested stakeholders in relation to the operation of the policy. This is achieved through using a variety of methods, including but not limited to:

- Postal and online questionnaires to stakeholders, including Elected Members, Chief Officers, North Lanarkshire Federation, tenants and residents groups, partner RSLs, Shelter, CAB, the Scottish Housing Regulator and equalities groups
- Focus groups
- Elected Member briefing sessions
- Council communication channels
- Practitioner meetings with council and RSL employees currently operating the existing policy

2.3 The Housing (Scotland) Act 2014 also introduced a requirement to consult with stakeholders, including tenants and applicants and any other persons or organisations the landlord thinks fit to include when any change to policy is being considered. For landlords who are part of a Common Housing Register (CHR), a reasonable sample of the waiting list can be used for the consultation.

2.4 All reviews carried out to date have been instigated due to legislation changes and/or in response to reflecting housing need in North Lanarkshire.

Legislative and Regulatory Framework

2.5 The legislative and regulatory framework for the allocation of social rented sector homes has evolved over time, including through the Housing (Scotland) Act 1987, the Housing (Scotland) Act 2001 and the Housing (Scotland) Act 2014.

2.6 Allocation policies also need to comply with the homelessness rules set out in Part II of the 1987 Act (as amended by the 2001 Act and the Homelessness etc. (Scotland) Act 2003 ("the 2003 Act")).

2.7 There is also a range of statutory guidance which has informed the current allocation policy. This includes:

- The Legal Framework for Social Housing Allocations, Statutory Guidance for Social Landlords (Scottish Government, 2014)
- The Scottish Government's Code of Guidance on Homelessness
- Minimum Period for Applications to remain in force – Suspensions Under Section 20B of the Housing (Scotland) Act 1987 – Statutory Guidance (Scottish Government, 2018)
- The Equality Act 2010 and Public Sector Equality Duty
- The Human Rights Act 1998

2.8 In terms of regulatory framework the Scottish Housing Regulator (SHR) was introduced under the Housing (Scotland) Act 2010.

2.9 The SHR monitors, assesses, benchmarks and reports on social landlords' performance and requires social landlords to collect and provide key information on their performance in achieving the Scottish Social Housing Charter (SSHC) outcomes and standards in an Annual Return. There are several SSHC outcomes that are of direct relevance to allocation policy and practice on which the council reports on to evidence:

- Tenants' individual needs are recognised, are treated with respect and receive fair access to housing and housing services
- Good communication and involvement in decisions – including allocation policy changes
- High quality housing options – applicants looking for housing get information that helps them make informed choices about the options available to them
- Homelessness prevention – people at risk of losing their home get advice on preventing homelessness
- Tenancy sustainment – social landlords ensure that tenants get the information they need on how to obtain support to remain in their home and ensure suitable support is available
- Homelessness – people who experience homelessness receive prompt and easy access to help and advice, are provided with suitable, good-quality temporary accommodation if needed and offered continuing support to help them get and keep the home they are entitled to.

2.10 The council's allocation policy is compliant with all of the aforementioned legislation, statutory guidance and the SSHC outcomes.

Future Legislative Impacts, Monitoring and Review

2.11 It is highly likely that the new Housing Bill will necessitate consideration of the current allocation policy in respect of homelessness prevention. The Bill is currently making its way through the Parliamentary stages and as this progresses the allocation policy will be considered in a similar way to previous allocation policy phase reviews to identify options/potential changes and consult accordingly.

2.12 Council officers are engaged in the Scottish Housing Network national good practice Allocation Policy Forum which brings together allocation policy practitioners to share best practice and developments in allocation policy approaches. This helps ensure alongside legislative/regulatory developments that the approach remains forward-looking, taking a proactive approach to responding to local housing needs.

2.13 A robust system is in place to monitor the operation of the allocation policy. This

involves tenants, with a performance subgroup established as part of the tenant participation spectrum of activity. Allocation related performance data is used both internally to monitor how the system is working in addition to being included in the information contained within the annual report on the Charter for the SHR. Regular benchmarking also takes place with access to comparison tools and other social landlord data which enables council officers to undertake analysis.

3. Measures of success

- 3.1 The continued application of a council housing allocation policy that complies with all relevant legislation and statutory guidance, whilst also reflecting the circumstances and housing needs of communities across the North Lanarkshire area.

4. Supporting documentation

N/A



Stephen Llewellyn
Chief Officer (Housing)

5. Impacts

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? 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"/>
5.2 Financial impact Does the report contain any financial impacts? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, have all relevant financial impacts been discussed and agreed with Finance? Yes <input type="checkbox"/> No <input type="checkbox"/> If Yes, please provide a brief summary of the impact?
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?
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 checked="" type="checkbox"/> No <input type="checkbox"/> If Yes, have all relevant legal impacts been discussed and agreed with Legal and Democratic? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If Yes, please provide a brief summary of the impact? Legislative/statutory requirements have impacted on previous allocation policy reviews and are likely to impact in the future.
5.5 Data protection impact Does the report / project / practice contain or involve the processing of personal data? Yes <input type="checkbox"/> No <input checked="" 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 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"/>
5.6 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 No

If Yes, please provide a brief summary of the impact?

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 No

5.7 Environmental / Carbon impact

Does the report / project / practice contain information that has an impact on any environmental or carbon matters?

Yes No

If Yes, please provide a brief summary of the impact?

5.8 Communications impact

Does the report contain any information that has an impact on the council's communications activities?

Yes No

If Yes, please provide a brief summary of the impact?

5.9 Risk impact

Is there a risk impact?

Yes No

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?

5.10 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 No

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.

The allocation policy recognises the needs of the Armed Forces community households and makes provision for this in the policy framework.

5.11 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 No

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).

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

Yes No

North Lanarkshire Council Report

Housing Committee

Does this report require to be approved? Yes No

Ref GT/VR

Date 06/03/25

HRA Capital Monitoring Report – 1 April 2024 to 28 February 2025

From Andrew McPherson, Depute Chief Executive

E-mail RobertsV@northlan.gov.uk

Telephone

Executive Summary

The purpose of this report is to review progress towards the agreed spending plans within the 2024/25 HRA capital programmes.

The Strategic Capital Delivery Group approved a reprofiling request on 24th of October 2024 for the Mainstream programme which re-aligned planned spend of £4.000m to the 2025/26 financial year. The April 2025 meeting of the SCDG approved a further reprofiling of £2.400m planned spend from 2024/25. The programme is now projected to underspend by £1.600m due to the outcome of an adjudication in relation to a contractors claim.

An underspend of £2.636m is being projected within the New Build programme due to reduced land costs as a result of greater abnormalities being identified and some minor delays which reprofiles expenditure to the new financial year. Accelerated grant receipts results in a reduction to required borrowing of £4.395m.

Budget was allocated to allow the acquisition of 10 properties within the Mortgage to Rent (MTR) programme and 100 properties within the Buy Back scheme. It is now anticipated that 8 properties will be acquired through the MTR scheme and 92 properties through the Buy Back scheme resulting in a combined underspend of £1.478m. Grant income has also been reduced in line with the decreased acquisition units. This is largely offset by an over-recovery of other income including AHP commuted sums resulting in a reduction to required borrowing of £1.504m.

Recommendations

It is recommended that the Housing Committee:

- (1) Acknowledges the financial position of the 2024/25 HRA Capital Programmes.

The Plan for North Lanarkshire

Priority	Improve North Lanarkshire's resource base
Ambition statement	(25) Ensure intelligent use of data and information to support fully evidence based decision making and future planning
Programme of Work	Statutory / corporate / service requirement

1. Background

Mainstream Working Programme

- 1.1 The Housing Committee on the 14th of February 2024 approved an outline mainstream programme for 2024/25 based on targeted expenditure of £73.825m including slippage of £6.711m. Following approval by the Strategic Capital Delivery Group in October 2024 and April 2025 the Mainstream capital programme has been revised to realign £6.4m to future years. The revised programme of £60.714m will be funded as follows:

	£000
Prudential Borrowing	45,295
Capital Funded from Current Revenue (CFCR)	15,419
Total revised projected resources required	<u>60,714</u>

New Build Programme

- 1.2 The 2024/25 working programme for new build is £34.541m, with 281 completions expected for the year and is funded as follows:

	£000
Prudential Borrowing	19,925
Capital Funded from Current Revenue (CFCR)	4,670
Scottish Government Grant	<u>10,946</u>
Total projected resources	35,541

Council Buy Back Schemes

- 1.3 As part of the 2024/25 Revenue Estimates, the budget provided for the continuation of both the Council's Empty Homes Purchase Scheme (EHPS) and the Open Market Purchase Scheme (OMPS). This will allow approximately 100 properties to be brought back into Council use.

- 1.4 In addition to the EHPS and OMPS, the Mortgage to Rent scheme (MTR) was also added to the overall Council Buy Back scheme and is anticipating an additional 10 properties to be brought back into council use in 2024/25.

- 1.5 Funding requirements for 2024/25 for the Council Buy Back Scheme is made up as follows:

	£000
Prudential Borrowing	8,130
Scottish Government Grant	4,000
Subsidy Income	<u>506</u>
Total projected resources	<u>12,636</u>

2. Report

- 2.1 The projected financial performance of the HRA Capital Programmes to 31 March 2025 is summarised below with further detail provided in appendix 1 for HRA mainstream programme and appendix 2 for the New Build and Buy-Back programmes.

Mainstream

- 2.2 Following an assessment of projected spend requirements for 2024/25 during a mid-year budgetary review, a reprofiling request across several projects totalling £4m was approved at the Strategic Capital Delivery Group in October 2024. The April meeting of the SCDG approved a further reprofiling of £2.4m from 2024/25 as a result of delays in works being carried out across Kitchen & Bathroom replacements and Fire Stopping works, which will now take place during 2025/26. The revised target spend for 2024/25 financial year is now £60.714m.
- 2.3 An underspend of £1.6m is being projected following the outcome of an adjudication which the council have been involved in since May 2024 in relation to the 4 Towers project in Coatbridge. The Housing Service has attempted to identify potential opportunities for acceleration of works to offset the underspend however due to the timing of adjudicators decision, the ability to carry out additional works elsewhere are limited.
- 2.4 As at Period 12, £59.114m (97% of the working capital programme) has been legally committed with £45.667m spent (75% of the working capital programme).

New Build

- 2.5 A summary of projected outturn spend on the New Build programme is illustrated within Appendix 2. The New Build programme is projected to underspend by £2.636m due to a 3-week delay at the Dunottar Avenue, Shawhead site and lower land costs incurred as a result of a higher level of abnormalities being identified. There is also slight acceleration to the receipt of grant income resulting in a reduced borrowing requirement of £4.395m.
- 2.6 As at period 12, £32.905m is legally committed (93% of the targeted spend) with £25.770m spent (73%).
- 2.7 There are currently three projects on site at Northburn Avenue Shop, Airdrie (Conversion), Graham Street, Airdrie (NLP Conversion) and Thorn Road, Bellshill.
- 2.8 Completion of the final 30 homes at Brandon Street, Motherwell, took place during the period.
- 2.9 To date, 1,629 new build homes have been completed as part of the Council's ambitious new supply programme of 6,000 new homes. Currently, 27 homes are under construction, with a total of 278 homes expected to complete during 2024/25, against a target of 268 homes.
- 2.10 Sites have been identified and approved at Committee for a further 1,116 homes across 31 sites, with site investigations, title checks and design development on these sites progressing.
- 2.11 The Council has appointed contractors and consultants who are progressing layouts and designs for several sites, with site investigations underway.

Council Buy Back Scheme

- 2.12 A summary of projected outturn spend on the Council Buy Back Schemes is also contained within Appendix 2. Projected spend currently totals £11.158m collectively between the Council buy back schemes, £10.430m is attributable to the Empty Homes Purchase Scheme (EHPS) and Open Market Purchase Scheme (OMPS) and £0.728m to the Mortgage to Rent (MTR) scheme resulting in an underspend of £1.478m. This is funded by Prudential Borrowing, Scottish Government Funding and Subsidy Income.
- 2.13 To date, 83 properties have been brought back into use as affordable housing in 2024/25, with 92 properties expected to be acquired through the Buy Back schemes during this financial year.
- 2.14 To date, 8 properties have been acquired through the MTR scheme, with no further properties expected to be acquired during this financial year.
- 2.15 Following the allocation of additional funding to North Lanarkshire, a Scottish Government grant contribution of £3.680m has been secured for 2024/25. A NET over-recovery of income of £0.025m is being projected due to drawdown of AHP contributions which is partially offset by a reduction in grant income in line with reduced acquisition units resulting in a reduction to the required borrowing by £1.504m.
-

3. Measures of success

- 3.1 The successful delivery of the HRA capital programmes, providing high quality housing stock.
-

4. Supporting documentation

- 4.1 Appendix 1 – 2024/25 HRA Capital Programme – Mainstream Budget Monitoring Period 12
- Appendix 2 – 2024/25 HRA Capital Programme – New Build / Council Buy Back Scheme Budget Monitoring Period 12

Andrew McPherson
Depute Chief Executive

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>Financial impacts are outlined throughout the report.</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 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 type="checkbox"/> No <input checked="" 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 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 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)?</p> <p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>5.7 Environmental / Carbon impact Does the report / project / practice contain information that has an impact on any environmental or carbon matters? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, please provide a brief summary of the impact?</p>
<p>5.8 Communications impact Does the report contain any information that has an impact on the council's communications activities? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, please provide a brief summary of the impact?</p>
<p>5.9 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>All activities undertaken by the Council are subject to risk, and in acknowledging the Council's approved Risk Management Strategy, Services managed these as part of their overall corporate and service planning processes. The current economic climate, in particular, has the potential to impact upon the Council's ability to provide quality services within the approved budget levels. To reduce other financial risks, this report was prepared by service based Finance personnel in consultation with budget managers, in accordance with the Financial Regulations</p>
<p>5.10 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 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> <p>If Yes, has a Children's Rights and Wellbeing Impact Assessment (CRWIA) been carried out? Yes <input type="checkbox"/> No <input type="checkbox"/></p>

Appendix 1

2024/25 HRA CAPITAL PROGRAMME

Budget Monitoring Report

Period 12 Summary

MAINSTREAM PROGRAMME	Working Programme £000	Legally Committed £000	Balance £000	Ledgered to Date £000	Projected Spend £000	Variance £000
Estate Regeneration						
Estate Regeneration	334	334	-	138	334	-
Sub Total	334	334	-	138	334	-
Energy Efficiency						
Heating	10,805	10,805	-	10,241	10,805	-
Window/Door Replacement	8,947	8,947	-	6,974	8,947	-
Decarbonisation	5,066	5,066	-	4,425	5,066	-
Sub Total	24,818	24,818	-	21,639	24,818	-
Major Repairs						
Major Repairs	3,229	3,229	-	2,596	3,229	-
Roofing/Rendering	12,083	12,083	-	11,432	12,083	-
Sub Total	15,312	15,312	-	14,028	15,312	-
Home Safety and Security						
Lead Pipe	1	1	-	1	1	-
Entry Systems	841	841	-	700	841	-
Electrical Works	192	192	-	191	192	-
Sub Total	1,034	1,034	-	892	1,034	-
Tower Strategy						
Tower Strategy	4,039	2,439	1,600	2,048	2,439	(1,600)
Tower Demolitions - Ambition	4,470	4,470	-	2,654	4,470	-
Sub Total	8,509	6,909	1,600	4,702	6,909	(1,600)
Internal Upgrading						
Kitchens - Repairs	1,171	1,825	(654)	1,787	1,825	654
Bathrooms - Repairs	981	1,814	(833)	1,781	1,814	833
Mainstream Programme K & B	2,087	600	1,487	-	600	(1,487)
Sub Total	4,239	4,239	1	3,568	4,239	-
Community Care						
Community Care	862	862	-	443	862	-
Sub Total	862	862	-	443	862	-
Fees / Miscellaneous						
Fees / Miscellaneous	5,643	5,643	-	295	5,643	-
Grants	(37)	(37)	-	(37)	(37)	(0)
Sub Total	5,606	5,606	-	258	5,606	(0)
TOTAL (Mainstream Programme)	60,714	59,114	1,601	45,667	59,114	(1,600)

Financed by:						
Borrowing (Mainstream)	(40,825)			-	(39,210)	1,615
Borrowing (Ambition)	(4,470)				(4,470)	-
Capital Receipts	-			(15)	(15)	(15)
Scottish Govt. Grant (Net Zero)	-			-	-	-
Scottish Govt. Grant (Additional)	-			-	-	-
CFCR	(15,419)			-	(15,419)	-
Slippage	-			-	-	-
TOTAL RESOURCES	(60,714)			(15)	(59,114)	1,600

Appendix 2

2024/25 HRA CAPITAL PROGRAMME

Budget Monitoring Report

Period 12 Summary

NEW BUILD PROGRAMME	Working Programme £000	Legally Committed £000	Balance £000	Ledgered to Date £000	Projected Spend £000	Variance £000
New Build	32,641	30,175	(2,466)	25,770	30,175	(2,466)
Fees	2,900	2,730	(170)	-	2,730	(170)
TOTAL (New Build Programme)	35,541	32,905	(2,636)	25,770	32,905	(2,636)

Financed by:						
Borrowing	(19,925)			-	(15,530)	4,395
CFCR	(4,670)			-	(4,670)	-
Scottish Government New Build Grant	(10,946)			(11,048)	(12,705)	(1,759)
Total	(35,541)			(11,048)	(32,905)	2,636

Projected Over/(Underspend) on Borrowing	(4,395)
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Council Buy Back Schemes	Programme £000	Committed £000	Balance £000	Ledgered to Date £000	Projected Spend £000	Variance £000
Empty Homes and Open Market						
Empty Homes and Open Market	11,446	10,039	1,407	7,740	10,039	(1,407)
MTR Scheme	845	728	117	660	728	(117)
Fees / Recharges	345	391	(46)	-	391	46
TOTAL	12,636	11,158	1,478	8,400	11,158	(1,478)

Number of Properties Settled	83	83
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Financed by:						
Scottish Government Grant	(4,000)			(2,870)	(3,680)	320
AHP (Committed Sums)				-	(315)	(315)
Subsidy Income	(506)			(536)	(536)	(30)
Borrowing (MTR)	(340)			-	(192)	148
Borrowing (EHPS/OMPS)	(7,790)			-	(6,435)	1,355
Total	(12,636)			(3,406)	(11,158)	1,478

Over/(underspend) on Borrowing	1,504
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North Lanarkshire Council Report

Housing Committee

Does this report require to be approved? Yes No

Ref VR/JM

Date 07/05/25

Enterprise and Communities – Capital Monitoring Report

From Andrew McPherson, Depute Chief Executive

E-mail RobertsV@northlan.gov.uk **Telephone**

Executive Summary

This report highlights the financial performance of 2024/25 Enterprise and Communities capital programme for the period ended 28th February 2025 (Period 12).

In summary, the Service has a total capital budget of £129.060m. At this stage in the financial year the Service expects expenditure to be £15.418m lower than current programme which is largely as a result of the changing profile of project expenditure. The variance will be carried forward into the 2025/26 financial year to support the completion of works.

Further explanation of project variances and management action taken by the Service is included within the main report and attached appendices.

Recommendations

It is recommended that the Committee:

- (1) Acknowledges the financial position of the 2024/25 Enterprise and Communities capital programme.

The Plan for North Lanarkshire

Priority	Improve economic opportunities and outcomes
Ambition statement	(25) Ensure intelligent use of data and information to support fully evidence based decision making and future planning
Programme of Work	Statutory / corporate / service requirement

1. Background

- 1.1 Financial year 2024/25 is the first year of the 5 year capital programme which was approved by the Policy and Strategy Committee on 14 March 2024.
- 1.2 The Enterprise and Communities 2024/25 capital programme of £112.803m was approved by the Policy and Strategy Committee on 14 March 2024. The programme has since been increased by £15.765m relating to carry forwards from 2023/24 and increased external funding £7.600m. Reprofiting of £1.539m to future years and acceleration of £0.459m from future years was approved at the Council's Strategic Capital Delivery Group (SCDG) in June 2024. In addition, the October SCDG approved the reprofiling of £6.027m from the 2024/25 City Deal budget, resulting in a revised working capital budget for Enterprise and Communities of £129.060m.
- 1.3 The Council's approved Financial Regulations requires services to remain within their approved budgetary provision, and to report all significant deviations – defined as the higher of £0.100m or 5% - within their budget monitoring reports. Where significant deviations were identified, services must provide explanatory commentary, outline the action required to rectify such deviations and where relevant, must also highlight the impact this has on other budget headings.

2. Report

- 2.1 At this stage in the financial year the Service expects expenditure to be £15.418m lower than current programme. Given delivery challenges in the capital programme, the Service continues to review the potential to accelerate the profile of already planned works and will report this in future reports. Capital budgets and expenditure are summarised into Project/Themes (see Appendix 1).

Assets and Procurement (£3.628m less than budget)

- 2.2 Within Assets and Procurement, works have been accelerated within the Office Accommodation Theme (£1.918m) to support the needs of services.

Within Maintaining Existing assets a programme variance of £0.958m is projected, primarily due to an emerging issue within the Time Capsule's water sports facility and lifts maintenance requirements which have resulted in forecast additional costs of £0.574m this financial year. The Service is working with the contractor to mobilise the works. This acceleration was approved at the SCDG in October 2024. Within this theme, there have also been cost increases experienced on a major rewire project at Glencryan School mainly linked to additional asbestos removal works resulting in a variance of £0.963m. However, these have been offset by positive variances on roofing works of £0.293m and the re-profiting of other works into next financial year of £0.285m.

Within Sustainable Estates there has been additional unforeseen drainage works required for two modular accommodation projects resulting in increased costs of £0.300m. There have also been increased costs experienced to finalise the Heathery Park nurse project (£0.124m). The Service will manage these increased budget requirements through their overall 5 year allocation.

Within the ASN theme there is an in year variance of £1.497m this financial year linked to the Carnbroe project and the Edward Lawson centre project which are now planned to complete in 2025/26.

Outdoor Education is also reporting an in year variance of £0.425m linked to three pitch replacements projects where the contractor is on site and additional works have been required this work also will now span into April 2025 and the overspend will be managed within the overall 5 year capital allocation.

Within the Town and Community Hub Theme there is an in year variance of £5.308m which is mainly in relation to the St Kevin's Community Hub project (£4.418m) due to a timing delay in financial close as a result of pollution control issues which have now been resolved. In addition, there is a variance of £1.011m in relation to the Grass Pitch at Gartcosh where there is a delay with Scottish Power completing work to move a sub station to allow the pitch works to take place. There is an in year variance of £0.496m in relation to the St Stephen's Community Hub project due to delays in the contractor providing initial valuations. There is also a variance of £0.467m in relation to Glenboig Community Hub due to delays in the project start date. There is a variance of £0.108m in relation to the Chryston High School Extension due to a timing delay in the financial close of the project. These underspend have been partially offset by increased in year spend on Gartcosh Primary Schools £1.649m where updated cashflows have now been received from the contractor on the spend that is achievable this financial year.

Community Operations (£9.066m less than budget)

- 2.3 Within Community Operations the Service is undertaking an ongoing review of the Council's vehicle requirements including the timing of delivery of new vehicles. As a result, a year end variance of £4.662m is projected. The Service is now considering other purchases that can be ordered and delivered early next financial year in order to reduce the reliance on external hires.

Due to the delay in commencing the new Roads and Infrastructure contract an underspend of £1.551m is currently anticipated for the LED Infrastructure & Street lighting. Delivery of works will be completed in the new financial year.

Within the Infrastructure renewal programme there is a £0.429m underspend for Vehicle Restraint Systems. The underspend is due to the installation of the barrier requiring an element of design and there has been a delay by the contractor providing this information due to the high volume of other quotations being requested from them for major projects. This underspend will be carried forward into 25/26 financial year for completion of works. There is also an underspend of £0.209m for carparks, due to other competing priorities there has been a delay in identifying and designs works relating to the carpark works, it would be anticipated that this will be delivered next financial year.

Programme delivery schedules have now been received from the appointed contractor at Pather Farm Cemetery which has highlighted works will continue into 2025/26 with a cost of £0.679m.

The Service are also experiencing delays in orders for HWRC equipment and replacement litter bins which has resulted in an in year variance of £0.569m.

Within the Parks Masterplan theme there is an in year variance of £0.286m in relation to Bothwell Haugh Cottage works where there has been a delay in the design stage therefore this will now span into 2025/26. Tree Asset management is reporting an in year underspend of £0.105m. This spend is in part related to the Team moving to a new location and because that project is delayed this has impacted on our ability to spend on an agricultural shed. Also Ash Dieback Roads contracts have been delayed with the introduction of the new Enterprise contract mechanism and securing a contract

has been difficult. EMR will be carried to allow further Ash Dieback works for roadside trees in 2025/26.

Place (£2.724m less than budget)

- 2.4 The Newhouse project has been accelerated within Economic Regeneration to facilitate external works resulting in an in year overspend of £1.125m, this budget is held in future years (Acceleration of this project was approved at SCDG May 2024) this has been partly offset by vacancy savings and other projects which will now outturn in 2025/26.

An underspend in the current year of £3.149m is anticipated for City Deal projects due to delays relating to external factors such as the need for additional ecological works, reduced public utility diversion costs and design costs being less than estimated. Also response from the market has been more challenging around key procurements.

Infrastructure & Transportation are reporting an underspend of £0.509m. This is the result of staffing vacancies and delay in the Roads and Infrastructure contract being awarded which has meant that some works will not be complete until early 2025/26.

- 2.5 It is also worth noting that with continuing increases in the cost of delivering capital programmes all service areas continue to face significant challenges managing the delivery of capital programmes within the available envelope of resources. The Service will continue to seek to manage within existing resources.

3. Measures of success

- 3.1 The Service aim is to be in a balanced budget position at financial year-end and will take current reprofile requests to Committee

4. Supporting documentation

- 4.1 Appendix 1 Summary Expenditure by Project/Theme



Andrew McPherson
Depute Chief Executive

5. Impacts

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? 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"/>
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? The Service aims to operate within approved funding levels and utilise budget virements to support emerging issues and mitigate variances across budget heads.
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?
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 type="checkbox"/> If Yes, please provide a brief summary of the impact?
5.5 Data protection impact Does the report / project / practice contain or involve the processing of personal data? Yes <input type="checkbox"/> No <input checked="" 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 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"/>
5.6 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?

<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>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)?</p> <p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>5.7 Environmental / Carbon impact</p> <p>Does the report / project / practice contain information that has an impact on any environmental or carbon matters?</p> <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>If Yes, please provide a brief summary of the impact?</p>
<p>5.8 Communications impact</p> <p>Does the report contain any information that has an impact on the council's communications activities?</p> <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>If Yes, please provide a brief summary of the impact?</p>
<p>5.9 Risk impact</p> <p>Is there a risk impact?</p> <p>Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>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>All activities undertaken by the Council are subject to risk, and in acknowledging the Council's approved Risk Management Strategy, Services managed these as part of their overall corporate and service planning processes. The current economic climate, in particular, has the potential to impact upon the Council's ability to provide quality services within approved budget levels.</p>
<p>5.10 Armed Forces Covenant Duty</p> <p>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)?</p> <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>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 Children's rights and wellbeing impact</p> <p>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?</p> <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>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> <p>If Yes, has a Children's Rights and Wellbeing Impact Assessment (CRWIA) been carried out?</p> <p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>

Enterprise & Communities Capital Programme 2024/25
Theme Expenditure Summary
1st April 2024 - 28th February 2025 (PERIOD 12)

Lvl 8	Thematic Category	Revised Budget £	YTD			OUTTURN	
			Actual £	Committed £	Uncommitted £	Projected Outturn £	Outturn variance £
CXA1	ASSET & PROCUREMENT						
CXA1A	Maintaining Existing Assets - windows, re-roofing, re-wiring and condition survey works for the Council's building assets	5,863,352	6,136,356	6,771,625	50,000	6,821,624	(958,272)
CXA1B	Carbon Management	1,856,959	263,838	1,590,159	0	1,590,159	266,800
CXA1C	Office Accommodation	937,312	2,366,322	2,858,545	0	2,858,545	(1,921,233)
CXA1H	Health & Wellbeing & Digital Classrooms	154,494	125,185	152,250	0	152,250	2,244
CXA1I	Rationalisation including ASN & Social Work	4,868,873	2,443,941	3,251,539	120,614	3,372,153	1,496,720
CXA1J	Curriculum Development	462,684	326,293	326,292	0	326,292	136,392
CXA1K	Sustainable Estate	1,356,117	1,444,895	1,576,342	0	1,576,342	(220,225)
CXA1L	Outdoor Education and Outdoor Spaces	3,456,060	2,447,461	3,880,546	0	3,880,546	(424,486)
CXA1F	Future Capital Receipts Investments	531,729	435,608	492,246	0	492,246	39,483
CXA1M	Design Fees	1,699,987	1,554,406	1,683,940	0	1,683,940	16,047
CXA1N	1140 Early Learning and Childcare Expansion	818,640	644,942	861,581	81,315	942,896	(124,256)
CXA1P	Water Quality	92,496	71,487	100,203	0	100,203	(7,707)
CXA1E	Demolitions	413,001	396,258	395,043	0	395,044	17,957
	TOTAL ASSET & PROCUREMENT	22,511,704	18,656,990	23,940,310	251,929	24,192,239	(1,680,536)
CXA2	TOWN AND COMMUNITY HUBS						
CXA2A	Town and Community Hubs	43,573,724	27,787,008	37,965,553	300,000	38,265,553	5,308,171
	TOTAL TOWN AND COMMUNITY HUBS	43,573,724	27,787,008	37,965,553	300,000	38,265,553	5,308,171
	COMMUNITY OPERATIONS						
CXC8	Operational and Infrastructure Development	13,408,968	7,265,265	8,072,856	95,398	8,168,254	5,240,714
CXC6A	Greenspace and Cemeteries	4,601,085	1,980,364	3,660,901	0	3,660,901	940,184
CXC4A	Greenspace Climate Resilience and Wellbeing	828,264	536,113	675,059	0	675,059	153,205
CXC5A	Parks Master Plan (including Strathclyde Park Watersports Centre Redevelopment)	1,250,183	825,076	905,203	0	905,203	344,980
CXC7A	Roads and Street Lighting/Asset Mgt	12,646,575	8,077,301	10,471,911	11,644	10,483,555	2,163,020
CXC2A	Contaminated Land and Resilience	581,223	282,532	357,032	0	357,032	224,191
	TOTAL COMMUNITY OPERATIONS	33,316,298	18,966,651	24,142,962	107,042	24,250,004	9,066,294
	PLACE						
CXB2B	Economic Regeneration	9,518,106	7,120,730	10,433,486	18,808	10,452,294	(934,188)
CXB3A	City Deal	9,289,253	5,445,323	6,124,143	16,105	6,140,248	3,149,005
CXB3B	Enterprise Projects	1,087,949	583,859	1,038,741	49,208	1,087,949	0
CXB1A	Infrastructure & Transportation Improvements	9,763,325	5,729,439	8,809,835	443,993	9,253,829	509,496
	TOTAL PLACE	29,658,633	18,879,351	26,406,205	528,114	26,934,319	2,724,313
	TOTAL ENTERPRISE & COMMUNITIES	129,060,359	84,289,999	112,455,030	1,187,085	113,642,116	15,418,242

North Lanarkshire Council Report

Housing Committee

Does this report require to be approved? Yes No

Ref SL/GT/VR Date 07/05/25

Revenue Monitoring Report – Housing Revenue Account

From Andrew McPherson, Depute Chief Executive

E-mail robertsv@northlan.gov.uk

Telephone

Veronica Roberts,
Business Finance
Manager

Executive Summary

This report provides a summary of the Housing Revenue Account financial performance for the period 1 April 2024 to 28 February 2025 (Period 12). The report illustrates the provisional outturn as at 31 March 2025, with major outturn variances highlighted and explained in accordance with the Council's approved Financial Regulations.

The Service is currently projecting an underspend of £0.835m for the financial year.

In setting the 2024/25 budget, savings of £1.165m were approved which have been incorporated within the budget. It is currently anticipated that these savings will be fully delivered by the end of the financial year.

Recommendations

It is recommended that the Housing Committee:

- (1) Acknowledges the financial position of the HRA revenue budget 2024/25.

The Plan for North Lanarkshire

Priority	Improve North Lanarkshire's resource base
Ambition statement	(25) Ensure intelligent use of data and information to support fully evidence based decision making and future planning
Programme of Work	Statutory / corporate / service requirement

1. Background

- 1.1 The Council approved its Housing Revenue Account budget of £174m on 21 December 2023.
- 1.2 The Financial Regulations require Services to remain within their approved budgetary provision, and to report all significant deviations – defined as the higher of £100,000 or 5% - within their budget monitoring reports. Where significant deviations are identified,

Services must provide explanatory commentary outline the action required to rectify such a deviation, and where relevant, must also highlight the impact this has on other budget headings.

2. Report

2.1 The Service is currently projecting an underspend of £0.835m for the financial year.

Analysis of Significant Variances

2.2 The Housing Revenue Account currently anticipates an underspend of £0.140m within Employee Costs due to increased turnover savings. This position also incorporates the impact of the 2024/25 pay award uplift.

2.3 An underspend of £1.232m is currently anticipated within Property costs. Demand for housing repairs has been lower this financial year due to increased capital investment in housing stock. This, combined with lower than anticipated contract inflation, has resulted in an underspend of £1.202m being projected. The position and associated potential risks will continue to be closely monitored with updates provided in future reports where required. In addition, information from the Council's energy unit suggests that electricity will underspend by £0.200m this financial year. These underspends are partially offset by increased costs in relation to the garden assistance scheme (£0.120m) and void rent loss (£0.050m).

2.4 An underspend of £0.700m is projected within Administration Costs due to a reduction in required future credit losses.

2.5 An overspend is reported within Payments to Other Bodies to recognise the decision taken by the Housing Committee to transfer £1.233m of the current year surplus to the General Fund to be earmarked for the provision of grant to owners in multi tenure blocks where RAAC has been confirmed, and work will be required.

2.6 An underspend of £0.419m is anticipated within Other Costs. During the 2024/25 budget setting, significant uncertainty existed around the funding requirement for housing repairs due to an unpredictable demand profile following the COVID pandemic, the impact of increased capital investment, changes to major contracts and ongoing uncertainty within the wider economy and how this would impact on inflation. To ensure continuation of the delivery of high quality and timely repairs, a contingency amount was set aside (£3.798m). The service have identified that this contingency sum is not required for repairs within the current year and therefore plan to set this aside within an Earmarked Reserve to support the future HRA and its tenants as follows:

Earmarked Reserve	£m
Allowance for additional resources to support implementation of the new housing system	0.500
Allowance for Service enhancement including environmental improvements	0.420
Initial costs associated with Digital Connectivity Masterplan for Housing tenants test of change feasibility (approved Policy & Strategy Committee 13 March)	0.500
Tenant support initiatives including affordability research, temporary employment of income maximisers to support tenancies and enhanced tenant participation activities.	0.459
Total	1.879

There will remain a level of contingency within 2025/26 which the Service will continue to keep under review through the Medium-Term Financial Planning process. An assessment of the reserves balances will be carried out by the Chief Officer (Housing) and the Section 95 Officer as part of the year end, as per normal practice.

- 2.7 In addition, Other Costs also includes £1.500m for UCAF representing the £1.000m approved as part of the HRA budget for 2025/25 to help manage the pressures of the migration to Universal Credit from Employment Support Allowance and Housing Benefit and to assist with the sustainability of tenancies, and a £0.500m overspend as a result of an increase in UCAF applicants following acceleration of the transition from Housing Benefit.
- 2.8 An under recovery of £0.423m is anticipated for mainstream rent collection.

Risk and Uncertainty

- 2.9 The Service continue to consider the potential costs associated with the impact of Reinforced Autoclaved Aerated Concrete (RAAC). As noted in 2.5 above, provision has now been made to support owners within multi tenure blocks where RAAC has been confirmed. The Service continue to consider appropriate funding solutions for the costs associated with remedial action within HRA properties which could include earmarking any increased surplus within the current financial year. This will continue to be considered with future monitoring reports updated as appropriate.

Earmarked and One-off Resources

- 2.10 HRA reserve balances brought forward from 2023/24 total £16.820m. This includes a revised contingency fund balance of £1.742m, representing 1% of the approved 2024/25 HRA budget. In addition, a balance of £5.370m remains from the loan debt holiday taken in 2022/23 and is earmarked to support the ongoing cost impact of that policy decision. Finally, a balance of £3.403m is retained for ongoing risks and uncertainties and to support future budget strategies. It is anticipated that reserves totalling £1.828m will be utilised during 2024/25 as detailed in Appendix 2. A review of reserve balances will be undertaken as part of the year end close down in order to ensure suitable reserves are maintained.

2024/25 Budget Savings

- 2.11 The service uses a variety of information, records and processes to monitor achievement of its approved budget savings of £1.165m. It is anticipated that 100% approved savings will be delivered by the end of the financial year.

3. Measures of success

- 3.1 The Service continues to operate withing approved resources and meet required savings targets.

4. Supporting documentation

- 4.1 Appendix 1 HRA Summary
Appendix 2 Earmarked Reserves / Balance Sheet Provisions



Andrew McPherson
Depute Chief Executive

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 financial impacts are contained within the report and supporting appendices.</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 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 type="checkbox"/> No <input checked="" 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 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 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?</p>

<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>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)?</p> <p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>5.7 Environmental / Carbon impact</p> <p>Does the report / project / practice contain information that has an impact on any environmental or carbon matters?</p> <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>If Yes, please provide a brief summary of the impact?</p>
<p>5.8 Communications impact</p> <p>Does the report contain any information that has an impact on the council's communications activities?</p> <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>If Yes, please provide a brief summary of the impact?</p>
<p>5.9 Risk impact</p> <p>Is there a risk impact?</p> <p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>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>All activities undertaken by the council are subject to risk, and in acknowledging the Council's approved Risk Management Strategy, Services manage these as part of their overall corporate and service planning process. The current economic climate, in particular, has the potential to impact upon the Council's ability to provide quality services within approved budget levels.</p> <p>Reflecting the risk analysis matrix included within the Risk Management Strategy, the Service considers the impact of inflation on key service contracts and the cost of living crisis presents an ongoing risk to the financial outturn for 2023/24 and this is an ongoing focus of discussion within the Service and with Finance.</p> <p>To minimise risk, this report has been prepared by Finance personnel in consultation with budget managers, in accordance with the Financial Regulations.</p>
<p>5.10 Armed Forces Covenant Duty</p> <p>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)?</p> <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>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>

5.11 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 No

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).

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

Yes No

Appendix 1

FINANCIAL MONITORING REPORT
01 April 2024 to 28 FEBRUARY 2025 (Period 12)
COMMITTEE: HOUSING

CATEGORY (1)	ANNUAL BUDGET (5) £	PROJECTED OUTFURN (6) £	PROJECTED OUTFURN VARIANCE (7)	% (8)	ANALYSIS (10)
EMPLOYEE COSTS	29,815,170	29,675,170	140,000 FAV	0.5%	Underspend due to increased turnover savings
PROPERTY COSTS	66,342,870	65,110,870	1,232,000 FAV	1.9%	Underspend mainly due to decreased repair and electricity costs slightly offset by increased costs to garden assistance and void rent loss
SUPPLIES & SERVICES	727,970	727,970	0 -	0.0%	Balanced budget
TRANSPORT & PLANT	394,350	394,350	0 -	0.0%	Balanced budget
ADMINISTRATION COSTS	7,068,150	6,368,150	700,000 FAV	9.9%	Underspend mainly due to decreased expected future credit losses in addition to decreased legal and sheriff officer fees
PAYMENTS TO OTHER BODIES	231,120	1,464,120	(1,233,000) ADV	(533.5)%	Grant Provision for Owner Occupiers
APPORTIONED EXPENSES	7,071,310	7,071,310	0 -	0.0%	Decreased costs
CAPITAL FINANCING COSTS	37,574,280	37,574,280	0 -	0.0%	Balanced Budget
C.F.C.R.	20,089,260	20,089,260	0 -	0.0%	Balanced Budget
OTHER COSTS	4,855,010	4,436,010	419,000 FAV	8.6%	UCAF and future Earmarked Reserves
TOTAL EXPENDITURE	174,169,490	172,911,490	1,258,000 FAV	0.7%	
OTHER GRANTS	0	0	0 -	0.0%	Balanced Budget
FEES AND CHARGES	9,287,220	9,287,220	0 -	0.0%	Balanced Budget
RENTS	164,344,660	163,921,660	(423,000) ADV	(0.3)%	Under recovery of mainstream rental income
INTEREST	15,000	15,000	0 -	0.0%	Balanced Budget
DEPARTMENTAL CHARGES	522,610	522,610	0 -	0.0%	Balanced Budget
SURPLUS	0	0	0 -	0.0%	Balanced Budget
INCOME	174,169,490	173,746,490	(423,000) ADV	(0.2)%	
NET EXPENDITURE	0	(835,000)	835,000 FAV		

FAV = Favourable variation, underspend etc
 ADV = Adverse variation, overspend, income under-recovery etc

North Lanarkshire Council
Housing Revenue Account - Earmarked Reserves
01 April 2024 to 28 FEBRUARY 2025 (Period 12)

DESCRIPTION OF EARMARKED RESERVES	VALUE OF EARMARKED RESERVE	PROJECTED OUTTURN		CARRY FORWARD	ANALYSIS
		VALUE	%		
(1)	(2)	(3)	(4)	(5)	(6)
	£	£		£	
Ambition	1,306,293	0	100.0%	1,306,293	Carry Forward
Additional Loan Charges	3,702,000	176,000	95.2%	3,526,000	Carry Forward
Enterprise Contract	1,078,000	1,078,000	0.0%	0	Budget fully utilised
Rent Restructure	219,000	2,817	98.7%	216,183	Carry Forward
Loan Debt Holiday	5,370,000	571,000	89.4%	4,799,000	Carry Forward
SUB TOTAL	11,675,293	1,827,817	84.3%	9,847,476	
Change Management/Risks & Uncertainty	3,403,000	0	0.0%	3,403,000	
Core Reserve	1,742,000	0	100.0%	1,742,000	
TOTAL	16,820,293	1,827,817	89.1%	14,992,476	

North Lanarkshire Council Report

Housing Committee

Does this report require to be approved? Yes No

Ref GT/JMcG

Date 07/05/25

Revenue Monitoring Report – Enterprise and Communities

From Andrew McPherson, Depute Chief Executive

E-mail robertsv@northlan.gov.uk

Telephone

Veronica Roberts,
Business Finance
Manager

Executive Summary

This report provides a summary of the financial performance of the Enterprise and Communities service for the period 1 April 2024 to 28th February 2025 (Period 12) and illustrates the provisional outturn as at 31 March 2025. Major outturn variances are highlighted and explained as per the Council's approved Financial Regulations.

In summary, the Enterprise and Communities service is currently forecasting a break-even position at this stage in the financial year.

Recommendations

It is recommended that Housing Committee:

- (1) Acknowledges the financial position of the 2024/25 Enterprise and Communities revenue budget.

The Plan for North Lanarkshire

Priority	Improve economic opportunities and outcomes
Ambition statement	(25) Ensure intelligent use of data and information to support fully evidence based decision making and future planning

1. Background

- 1.1 The Council's approved Financial Regulations require services to remain within their approved budgetary provision, and to report all significant deviations – defined as the higher of £100,000 or 5% - within their budget monitoring reports. Where significant deviations are identified, services must provide explanatory commentary, outline the action required to rectify such deviations and where relevant, must also highlight the impact this has on other budget headings.

2. Report

Summary of Financial Position

- 2.1 The Council approved its General Fund Revenue Budget on 15 February 2024, of which £201.899m (19.86%) represented the approved Net Revenue Budget for Enterprise and Communities. This budget has since been increased by £5.059m for the 2024/25 pay award and a further £0.023m to reflect additional budget support for Rapid Rehousing. In addition, the budget now also reflects a realignment of ASN bus route budgets transferred to Education, Children and Families of £0.558m and a realignment of budgets for the First Stops Shops to Chief Executives for £0.027m. The combination of these results in a revised budget of £206.395m for the Service.
- 2.1.1 Enterprise and Communities is currently forecasting a break-even position.
- 2.1.2 Section 2.2 provides commentary on the financial performance of the Service per division. In addition, Appendices 1 to 5 of this report provide further explanation of the significant budget variations contributing to this outturn position.
- 2.1.3 The 2024/25 Enterprise and Communities budget incorporates £5.044m of savings. Of this, £2.744m relates to service specific savings with £2.038m of savings (74.28%) forecast to be delivered within the current financial year. Further information regarding particularly challenging savings is noted in paragraph 2.4 below. The full £2.300m historic underspend savings target has now been achieved.

Analysis of Significant Variations

- 2.2 The Enterprise and Communities service is currently forecasting a break-even position for this financial year. As at Period 12, there are a number of compensating variances across the divisions and these are further explained below:

2.2.1 ***Assets and Procurement (£0.124m higher than budget)***

Asset Management is projecting additional property and supplies costs of £0.420m higher than budget due to a timing delay in Office Rationalisation. There are other compensating variances due to key net employee vacancies (£0.531m) and additional income of £0.359m offset by use of external advisors (£0.594m) as a result of difficulties in filling vacancies.

2.2.2 ***Community Operations (£2.191m higher than budget)***

The Active and Creative Communities function is projected to outturn £1.069m higher than budget. This is largely attributable to lower than budgeted Active NL membership income (£0.429m), pay as you go Leisure income (£0.335m), net venue Culture ticket sales (£0.270m) and Active Schools outdoor education income (£0.213m). These are partially offset by one-off grant income (£0.177m) and rental income (£0.150m) and employee vacancies £0.158m.

Land Management is forecasting to be underspent by £1.179m mainly due to employee vacancies (£1.459m), partly offset by overtime costs (£0.528m) and a reduction in tonnage resulting in an underspend (£0.317m).

The Waste Service anticipates an overspend of £0.682m which is attributable to increased overtime costs of £0.953m and agency costs of £0.521m. These overspends have been caused by delays in recruitment, and the requirement to operate a front-line service as well because of changing requirements placed on councils' waste management services in relation to Persistent Organic Pollutants (POPs) in Waste Upholstered Domestic Seating (WUDS). There is also an under-recovery forecast of Special Uplift income (£0.130m), Bulk Containers (£0.079m) and Uplift of Internal Waste (net of £0.075m) through reduced demand for the service and other minor variances. Additionally, the Sale of Bins (£0.091m) due to delays in implementing payment system for purchase of recycling bins. However, this has been partly offset from additional works in replacing bins to other services (£0.065m). These under recoveries are partly offset by employee vacancies savings (£1.147m) given the recruitment difficulties which has also led to a reduction in tonnage disposal; costs (£0.208m). The has also been contamination issues resulting in reduced cardboard income from previous forecasts.

An overspend of £0.155m is anticipated within Protective Services, largely through increasing Pest Control sub-contractor costs and Public Analyst fees (£0.118m), from increased number of pest control cases. Vacancy savings are offset by turnover savings and a minor under-recovery of the net of internal and external Pest Control income. An overspend of £0.282m is anticipated within Built Environment, largely through a forecast under-recovery of Building Control fee's income (£0.223m) based on current demand levels.

Within Fleet's projected overspend of £1.273m, expected additional external hire costs (£1.234m) and outsourcing of larger vehicle servicing costs (£0.791m) because of difficulties in recruiting mechanics are largely offset by an ear-marked reserve being held in Directorate. Net employee savings (£0.638m), mainly from mechanic vacancies, and savings forecast against vehicle parts and materials (£0.141m) are partially offset by increased tyres costs (£0.117m). The service is reviewing the vehicle requirements across the Council to reduce the external hires where possible.

Roads and Transportation has a projected overspend of £0.793m. Within this projection there are increased costs (£0.865m) which have still to be finalised in relation to the previous road contract and disaggregation of the work in progress. This overspend is partly offset by savings in street lighting electricity costs because of prior year investment in LED replacement programme (£0.047m); employee costs vacancies (£0.114m); reduced upkeep of grounds costs (£0.082m); offset by a various minor under recoveries across a number of Roads income e.g. third party damage, sales fees and charges and electric vehicle charging (totalling £0.140m).

An underspend is anticipated within Visitor Services of £0.176m. This is mainly due to increased income from booking office charges and active schools (£0.063m), and savings in utility costs this year (£0.088m).

Within Facility Support Services an underspend of £0.782m is projected. This is due to the grant for Free School Meals received in advance of need (£1.000m) offset by net vacancy savings of £0.594m. Employee cost overspend in Catering of £0.209m offset by underspend in consumables £0.161m Other favourable variances are reduced overtime of £0.142m within Cleaning & Janitorial, increased cafe income of £0.088m and additional income relating to SG Milk grant (£0.067m) rebates (£0.055m) and other minor variances of £0.071m across FSS.

2.2.3 **Place (£0.850m) underspend**

An underspend of £0.850m is currently projected within Place, largely as a result of net vacancies throughout the division (£1.194m). This is partially offset by an overspend within Administration Costs of £0.099m relating to increased staff training costs and other minor overspends across the other expenditure headings.

2.2.4 **Housing Management (£1.836m underspend)**

It is anticipated that the Housing Management division will underspend by (£1.836m) this financial year. This is due to net vacancies & underspends across the Service of (£0.433m), and an underspend within business development of (£0.219m). Homeless rents are showing an income over recovery of (£1.405m). Although there have been increased homeless presentations, the Service has been able to recover a greater proportion of costs through Housing Benefits. These underspends are partially offset by additional costs associated with the maintenance of Stair & Close Lighting £0.221m.

2.2.5 Included within the reported outturn is the Council's trading services which has an approved 2024/25 budgeted surplus of £0.462m. The Council has a statutory requirement to at least break-even over a rolling three year period with the latest position being a combined surplus of £0.274m for the period covering 2021/22 to 2023/24. As at Period 12, the Trading Accounts are projecting a surplus of £0.092m for this financial year, which is £0.370m less than budget. This reduced surplus is in relation to the Trade Waste activity where there has been a reduction in customer demand and also the impact of the recent wage award increasing costs. The Service is continuing to review this service and has increased the prices for 2025/26 to address part of this budget issue.

2.2.6 Payments to other bodies are detailed in Appendix 3. This expenditure category has a total budget of £20.005m and is currently projected to be overspent by £1.875m. The projected overspend primarily relates to increased costs associated with the finalisation of the previous roads contract along with the mobilisation of the new contract (£0.865). In addition there are increased agency and sub-contractor costs (£0.906m) mainly within Assets and Procurement and Community Operations due to the level of current vacancies while increased sub-contractor costs in Protective Services come as a result of increased pest control cases.

Earmarked and One-off Reserves

2.3 Enterprise and Communities was given approval to earmark £18.255m of resources during the completion of the 2023/24 annual accounts. At Period 12, £12.568m of the reserve balance will be utilised in 2024/25, with a balance of £5.682m required for the original purpose in future years. The remaining £0.005m will no longer be required. Appendix 4 details the individual Earmarked Reserves.

2024/25 Budget Savings

2.4 The Service uses a variety of information, records and processes to monitor achievement of its approved budget savings of £5.044m. As at Period 12, £4.934m (86.01%) of its approved savings are forecast to be achievable during the year. The gap of £0.706m represents a timing delay in office rationalisation (£0.504m) and the introduction of tachograph fleet income (£0.050m) – both of which have been offset this

financial year by an earmarked reserve. The remainder is for a delay in a staffing related saving within Business Intelligence (£0.061m) and delays in implementing charges for recycling bins (£0.091m) which will be offset by in year vacancy savings.

Management Actions

- 2.5 The Service continues to take a range of corrective management actions to ensure it manages cost pressures. This includes curtailment of non-essential spend and monitoring of vacancies.

Change Management

- 2.6 The Service forecast to utilise £0.127m of the Council's Change Management Fund mainly for VRS related to Service restructures within Leisure and Asset and Procurement. Costs within the Change Management Fund are not included in the Service outturn position.

3. Measures of success

- 3.1 The Service continues to operate within the approved budget resources

4. Supporting documentation

Appendix 1	Objective Analysis
Appendix 2	Subjective Analysis
Appendix 3	Payments to Other Bodies Analysis
Appendix 4	Status of Earmarked Reserves
Appendix 5	Challenging Savings



Andrew McPherson
Depute Chief Executive

5. Impacts (<http://connect/report-template-guidance>)

<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 have 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 Service continues to curtail non-essential expenditure and take management action to minimise the impact of cost pressures on the Council's overall financial position.</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 have 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 have been discussed and agreed with Legal and Democratic? Yes <input type="checkbox"/> No <input 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 type="checkbox"/> No <input checked="" 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 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>

5.6 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 No

If Yes, please provide a brief summary of the impact?

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 No

5.7 Environmental / Carbon impact

Does the report / project / practice contain information that has an impact on any environmental or carbon matters?

Yes No

If Yes, please provide a brief summary of the impact?

5.8 Communications impact

Does the report contain any information that has an impact on the council's communications activities?

Yes No

If Yes, please provide a brief summary of the impact?

5.9 Risk impact

Is there a risk impact?

Yes No

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?

All activities undertaken by the Council are subject to risk, and in acknowledging the Council's approved Risk Management Strategy, Services managed these as part of their overall corporate and service planning processes. The current economic climate, in particular, has the potential to impact upon the Council's ability to provide quality services within the approved budget levels.

To reduce other financial risks, this report was prepared by service based Finance personnel in consultation with budget managers, in accordance with the Financial Regulations.

5.10 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 No

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.

5.11 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 No

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).

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

Yes No

NORTH LANARKSHIRE COUNCIL
Revenue Budget Monitoring Report - Objective Analysis
Period 12 (01 April 2024 - 28 February 2025)
Enterprise & Communities

DIVISION OF SERVICE	ANNUAL BUDGET	PROJECTED OUT-TURN	PROJECTED OUT-TURN VARIANCE	%	PERIOD MOVEMENT SINCE P11	ANALYSIS
[1]	[2]	[3]	[4]	[5]	[6]	[7]
	£	£	£			
Assets & Procurement	37,435,179	37,559,462	(124,283)	(0.3%)	90,318	Timing delay in Office Rationalisation, Vacancy savings offset by increased external advisor costs and income from the legacy estate
Community Operations	152,387,643	154,578,969	(2,191,326)	(1.4%)	(246,432)	Under recovery in income: Leisure Active NL membership, Leisure pay as you go income, Culture net ticket sales and Active Schools Outdoor Education income. Under recovery in Building Control income due to reduced demand and Waste Income as a result of contamination issues and delay in implementing bin sales savings. Overspends in Fleet due to difficulties in recruitment, and outsourcing maintenance of larger vehicles as a result of delays in moving to new depot. Increased Roads contractor costs due to finalisation of previous roads contract. Partially offset by saving in vacancies (net of overtime and increased agency costs) and catering grant received in advance of need and underspend in consumables/admin as a result of changes in the disposables require for School Meals, one off Culture grant income and also one off rental income, tonnage savings.
Housing Management	5,725,566	3,889,811	1,835,755	32.1%	212,700	Homeless rent over recovery, net vacancies and underspend in business development of £219k due to delay of work surrounding homeless prevention.
Place	11,308,515	10,458,656	849,859	7.5%	(55,677)	Net vacancies partly offset by various minor underspends
Trading	(462,202)	(92,197)	(370,005)	80.1%	(909)	Under-recovery of trade waste uplift income.
NET EXPENDITURE	206,394,701	206,394,701	0	0.0%	0	

NORTH LANARKSHIRE COUNCIL
Revenue Budget Monitoring Report - Subjective Analysis
Period 12 (01 April 2024 - 28 February 2025)
Enterprise & Communities

CATEGORY [1]	ANNUAL BUDGET [2]	PROJECTED OUT-TURN [3]	PROJECTED OUT-TURN VARIANCE [4]	% [5]	PERIOD MOVEMENT SINCE P11 [6]	ANALYSIS [7]
EMPLOYEE COSTS	£ 129,775,010	£ 125,190,459	£ 4,584,551 FAV	3.5%	443,556	Vacancy savings partly offset by increased overtime and turnover.
PROPERTY COSTS	57,662,636	57,617,710	44,926 FAV	0.1%	623,680	Reductions in tipping fees and emergency repairs, offset by increased requirements for adaptations and health & safety works.
SUPPLIES & SERVICES	23,740,421	25,683,680	(1,943,260) ADV	(8.2%)	(743,799)	Overspends on ICT costs, food provisions and sub-contracted work partly offset by reduced spend on performing artist fees (linked to reduced Culture ticket income).
TRANSPORT & PLANT	7,110,206	7,158,768	(48,562) ADV	(0.7%)	(93,321)	Overspend on outsourced Fleet work prior to completion of the new depot facility, offset by underspend on consumable materials.
ADMINISTRATION COSTS	16,477,479	15,716,265	761,214 FAV	4.6%	222,920	Grant received in advance of need, partly offset by increased external advisor costs as a result of vacancies.
PAYMENTS TO OTHER BODIES	20,004,936	21,880,269	(1,875,333) ADV	(9.4%)	712,817	See Appendix 3
TRANSFER PAYMENTS	25,122	25,122	0	0.0%	0	Balanced budget.
CAPITAL FINANCING COSTS	62,036,242	62,035,876	365 FAV	0.0%	0	Minor Variance
OTHER EXPENDITURE	7,763,285	7,983,453	(220,168) ADV	(2.8%)	(106,689)	Overspend on external payments within Business Growth Fund partly offset by underspend on miscellaneous costs.
TOTAL EXPENDITURE	324,595,337	323,291,604	1,303,733 FAV	0.4%	1,059,164	
INCOME	118,200,636	116,896,903	(1,303,733) ADV	(1.1%)	(1,059,164)	Under recovery of Active NL membership fees, Lesiure Pay as you go income, Net Culture ticket sales and Active SChools Outdoor Education income. Under recovery in Building Control income and Waste sales income. Offset by over recovery in homeless income presentations, one off grant and rental income.
NET EXPENDITURE	206,394,701	206,394,701	0	0.0%	0	

NORTH LANARKSHIRE COUNCIL
Revenue Budget Monitoring Report - Payments to Other Bodies
Period 12 (01 April 2024 - 28 February 2025)
Enterprise & Communities

CATEGORY [1]	ANNUAL BUDGET [2]	PROJECTED OUT-TURN [3]	PROJECTED OUT- TURN VARIANCE [4]	%	PERIOD MOVEMENT SINCE P11 [6]	ANALYSIS [7]
	£	£	£			
ROADS MAINTENANCE CONTRACTOR	4,769,941	5,851,609	(1,081,668) ADV	(22.7%)	557,729	Finalisation of previous Road Contract.
BUSINESS SUPPORT GRANTS	1,896,978	1,837,659	59,319 FAV	3.1%	1,154	Minor variance.
HOMELESS SUPPORT FEES	1,393,100	1,393,100	0	0.0%	0	Balanced budget.
PAYMENTS TO OTHER BODIES - GENERAL	2,112,432	2,078,771	33,661 FAV	1.6%	(2,348)	Minor variance.
PAYMENTS TO CONTRACTORS - ROADS MAINT	9,023,056	8,882,868	140,188 FAV	1.6%	124,076	Minor underspend in winter gritting costs
SUB-CONTRACTOR PAYMENTS	173,826	267,273	(93,447) ADV	(53.8%)	878	Minor variance.
AGENCY FEES	220,904	1,127,752	(906,848) ADV	(410.5%)	31,328	Overspends in Asset Management, Waste and Fleet to cover current vacancies.
PUBLIC ANALYST FEES	267,000	293,538	(26,538) ADV	(9.9%)	0	Minor variance.
PRIVATE SECTOR HOUSING GRANTS	147,699	147,699	0	0.0%	0	Balanced budget.
TOTAL EXPENDITURE	20,004,936	21,880,269	(1,875,333) ADV	(9.4%)	712,817	

NORTH LANARKSHIRE COUNCIL
Revenue Budget Monitoring Report - Status of Earmarked Reserves
Period 12 (01 April 2024 - 28 February 2025)
Enterprise & Communities

DESCRIPTION OF EARMARKED RESOURCE	FINANCIAL YEAR - 2024/25									
	Reserve Allocation 2024/25	Profiled in Future Years	Approved Reserve Total	Spend to Date	Projected Spend		Reprofile to Future Years	No Longer Required	Reserves Required In Year	Commentary Regards Usage
	£000	£000	£000	£000	Value	%	£000	£000	£000	
Service Specific Earmarked Reserves:	£000	£000	£000	£000	£000		£000	£000	£000	
Dilapidations	588	0	588	273	588	100.0%	0	0	588	Costs associated with leased in property disinvestment
Office Rationalisation	224	0	224	207	224	100.0%	0	0	224	Costs associated with Office closures and new energy mgt system
Local Heat and Energy Efficiency Funding	38	37	75	0	38	50.5%	0	0	38	Consultancy spend for LHEES program
Hybrid Working	60	0	60	60	60	100.0%	0	0	60	Costs associated with returning to office
Mobilisation of Strategic Contracts - Property	1,244	0	1,244	270	1,244	100.0%	0	0	1,244	One off mobilisation costs
Renewables	200	0	200	167	170	85.0%	30	0	170	Maintenance of renewable heating systems
Electrical Testing	600	0	600	586	600	100.0%	0	0	600	Electrical testing programme
Winter Reserve	1,500	0	1,500	0	1,500	100.0%	0	0	1,500	Contingency for significant winter event
Private Sector Grants to Owner Occupiers	148	0	148	19	19	12.8%	129	0	19	Improvement grants
Service Development - Cemeteries Bothies	250	0	250	0	41	16.2%	209	0	41	Funding for works in cemetery bothies; extra cleaning/ waste and plant hire due to covid.
Bellshill Depot Eco hub	200	0	200	0	0	0.0%	200	0	0	Set up costs for Eco Hub
Service Developments (fleet pressures)	1,041	0	1,041	541	541	52.0%	500	0	541	Contingency for increased fleet pressures - fuel, ext hires, agency staff and outsourcing
Service Developments - Ash Dieback	896	0	896	0	482	53.7%	414	0	482	Works associated with removing ashdieback
Greenspace Grants	83	190	273	0	83	30.4%	0	0	83	Grant carried forward
Mobilisation of Strategic Contracts - Roads	933	0	933	863	933	100.0%	0	0	933	One off mobilisation costs
Increased Usage of Country Parks	25	0	25	20	20	80.4%	0	5	20	Temporary Staffing costs
Recover NL - Protective Services	49	75	124	37	41	33.5%	7	0	41	Environmental Improvements
Active and Creative Grants	763	0	763	311	446	58.5%	317	0	446	Grant carried forward
Rapid Rehousing	47	586	632	47	47	7.4%	0	0	47	Rapid Rehousing programme to tackle homelessness
Homelessness Surplus	0	995	995	0	0	0.0%	0	0	0	Increases in homelessness presentations
HEEPS	0	591	591	0	0	0.0%	0	0	0	Energy Efficiency Schemes - contributions to current programme
Business Growth	1,065	875	1,940	5	1,065	54.9%	0	0	1,065	Temporary Property costs as a result of capital programme
LACER- Business Growth & Recovery	1,292	0	1,292	0	1,292	100.0%	0	0	1,292	Business Recovery
Shared Prosperity Grant	1,753	0	1,753	1,436	1,753	100.0%	0	0	1,753	Grant carried forward
Cumbernauld Town Centre Project	0	216	216	0	0	0.0%	0	0	0	Cumbernauld Town Centre Funding for future repairs
Levelling Up Grant Coatbridge	50	0	50	50	50	100.0%	0	0	50	Grant carried forward
Smith Stone - Roadworks (former capital receipt)	134	0	134	33	33	24.3%	101	0	33	Roads works linked to former capital receipts
Local Development Plan	77	210	287	0	77	26.8%	0	0	77	Set up cost to produce LDP
Digital	1,222	0	1,222	1,222	1,222	100.0%	0	0	1,222	One off to cover digital balance
Total	14,481	3,774	18,255	6,145	12,568	69%	1,908	5	12,569	

NORTH LANARKSHIRE COUNCIL
Revenue Budget Monitoring Report - Challenging Savings
Period 12 (01 April 2024 - 28 February 2025)
Enterprise & Communities

Ref.	DESCRIPTION OF APPROVED SAVING	DIVISION	APPROVED SAVINGS				REPLACEMENT SAVING / FUNDING			
			Target Value £000	Value Deliverable £000	Savings Gap £000	Reasons for Savings Gap	DESCRIPTION	Value £000	Revised Savings Gap £000	Commentary
	Savings 2021/2022 and 2022/23									
EC10	Asset Management Rationalisation/Office Dis-investment.	Assets & Procurement	800	296	504	Timing of Office Closures	Ear Marked Reserve & Additional service income	504	0	
EC37	Review of staffing within Business Intelligence and Strategic Resourcing team	Community Operations	76	15	61	Delays in staff changes	Vacancy savings	61	0	
	2024/25 Saving									
72ECSC	Charging for Recycling Bins	Community Operations	210	119	91	Delays in implementing charges	Vacancy savings	91	0	
78ECSB	Income Generation - Fleet Tachograph	Community Operations	50	0	50	Delays in new Depot opening	Ear Marked Reserve	50	0	
	TOTAL		1,136	430	706			706	0	

MTC for Battery Storage and PV's Contract

- 1.3 A Measured Term contract for Battery Storage and PV's was approved for award at committee in February 2023. The contract was awarded to Saltire Facilities Management Limited for an initial period of 9 months with optional extension periods up to 24 months.

If all extension options were invoked it was anticipated the contract would be in place until January 2026. The total value of the contract awarded was £9,000,000.

Shawhead low rise demolition

- 1.4 The Demolition of the Shawhead low rise flats was awarded in line with the General Contract Standing orders in May 2022. The Contract was awarded to MGR Industrial Services Limited at a value of £645,502.20 with an estimated programme duration of 45 weeks.

MTC for Repairs and Maintenance to Windows and Doors

- 1.5 A Measured Term contract for Repairs and Maintenance to Windows and Doors was approved for awarded out with committee cycle in May 2022 and reported for noting in August 2022. The contract was for an initial period of 20 months with the option to extend up to a further 24 months. The total value of the contract award was £7,500,000. The contract was awarded to Walker Profiles Limited.

MTC for Controlled Door Entry

- 1.6 A Measured Term contract for Installation of new controlled door entry systems was awarded in line with the General Contract Standing Orders in September 2022. The contract was for an initial period of 16 months with the option to extend for a further maximum period of 24 months. The total value of the contract award was £1,987,000. The contract was awarded to DM Integrated Systems Limited.

Jackson Court Demolition

- 1.7 The Demolition of the Jackson Court was awarded in line with the General Contract Standing orders in March 2023. The Contract was awarded to JCH Plant Hire Ltd at a value of £1,421,117.00 with an estimated programme duration of 78 weeks.

Coursington, Allan and Draffen Tower Demolition

- 1.8 The demolition of the Coursington, Allan and Draffen Towers in Motherwell was awarded in line with the General Contract Standing orders in April 2022. The Contract was awarded to JCH Plant Hire Ltd at a value of £1,930,131.00 with an estimated programme duration of 88 weeks

2. Report

2.1 MTC for Battery Storage and PV's Contract

As noted in section 1.3 the contract was awarded for an initial value of £9,000,000. This programme enhanced the energy efficiency of the properties and allowed tenants to see tangible benefits from the works carried out. Given the success of the programme and the ongoing rise in energy costs the programme was accelerated and

work commenced on reprocurring a replacement contract earlier than the anticipated January 2026 contract end date.

While the contract has not overspent at this time, works have been instructed which will exceed the contract value prior to the contract end date. It is anticipated the maximum overspend will be an additional 15% of the contract sum, taking the total spent through this contract to £10,350,000. You will note in your papers a Contract Award paper at Item 12.

2.2 Shawhead Demolition

As noted in section 1.4 the contract was awarded for an initial value of £645,502.20, however, the programme suffered multiple delays, and a significant variation was identified. Once demolition works had commenced additional insulation boards were discovered which affected the separation of materials for recycling and increased waste disposal costs. The final account for the MGR contract was £935,072.94 as a result.

Future demolition contracts have more comprehensive pre demolition surveys built into the programme to minimise the likelihood of unforeseen materials arising onsite.

2.3 MTC for Repairs and Maintenance to Windows and Doors

As noted in section 1.5 the contract was awarded for an initial value of £7,500,000. Following the impacts of covid 19 and the sharp rise in inflation at that time, the contract included an allowance in the contract value for fluctuations in the existing pricing of approximately 25%, however, inflation on this contract increased by over 33%, resulting in the contract spend being utilised earlier than originally anticipated.

Re-procurement options were reviewed, however, this work now falls within the scope of the Enterprise Housing contract, consequently, any short term contract options would be unfavourable to the market, therefore works have continued under the existing contract and will transition into the Enterprise Housing contract in January 2026. It is anticipated the overspend on this contract will be approximately £1,250,000, taking the final account to £8,750,000.

2.4 MTC for Controlled Door Entry

As noted in section 1.6 the contract was awarded for an initial value of £1,987,000. It was anticipated that the contract would be in place until January 2026, however, the success of the programme has resulted in works being accelerated therefore utilising the contract value earlier than anticipated.

This programme of work is key for minimising antisocial behaviour within shared common areas and helps to alleviate safety and security concerns of tenants. A replacement contract is being prepared, it is anticipated a replacement contract award will be submitted for approval in late 2025.

To date the overspend is approximately 10% higher than the original contract value, with further works instructed, the additional work instructed will result in a final account that is 15% higher than the original contract value of £2,285,050.

An alternative short term measure will be implemented thereafter to minimise the overspend on this contract.

2.5 Jackson Court Demolition

As noted in section 1.7 the contract was awarded for an initial value of £1,421,117.00. Committee may recall previous reports documenting the technical complexities with this project.

In May 2024 the main contractor discovered significant quantities of previously undetected asbestos embedded within the structural joints of the building. This unexpected finding, which was not identified in earlier surveys, was a result of the unique construction method employed in the building, making it difficult to detect through standard survey techniques. As a result, the contract was mutually terminated, however, additional costs were incurred prior to the termination resulting in an overspend of £278,972.68. The final account total for the project was £1,700,089.68, representing an overspend of nearly 20%.

Although there has been an overspend on this contract, it should be noted that the cost would always have been a cost to the Council for this work, however, this was not included in the original contract sum as this was unknown at the time.

2.6 Coursington, Allan and Draffen Tower Demolition

As noted in section 1.8 the contract was awarded for an initial value of £1,930,131.00.

Committee may recall previous reports documenting the technical complexities with this project.

This contract suffered a number of site-specific issues including substantial levels of unrecorded asbestos, delays with service disconnections and a significant structural detail which was discovered once demolition works were progressing on site.

As a result of the structural detail that was found, the original methodology for the demolition was no longer able to be utilised. The contract with the original contractor was mutually terminated whilst the Council employed specialist demolition engineers to investigate alternative methods of demolition.

Prior to the termination additional costs were incurred resulting in an overspend of £1,811,356.53. The final account total for the project was £3,741,487.53.

Although there has been a significant overspend on this contract, it should be noted that the cost would always have been a cost to the Council for this work, however, this was not included in the original contract sum as this was unknown at the time.

Financial / Budget Consideration

- 2.7 The costs associated with delivery of the contracts above will be contained within the HRA budget.

Price Savings / Increases

- 2.8 No further increases are anticipated, new contracts to supersede the existing agreements noted above are now nearing conclusion and it is anticipated that any new works will be issued under the new contracts to prevent further overspends arising. In

addition, the stand-alone demolition contracts have now been concluded and new contract arrangements are now in place for the follow on works.

Price Stability

- 2.9 Existing contracts are being concluded, these will be superseded with new contracts that will be updated annual in line with BCIS for contracts spanning multiple years, however the demolition contracts are fixed price contracts as these will be in place for a shorter duration.

3. Measures of success

- 3.1 New contract arrangements will be put in place to limit the risk of further overspends on existing contracts.

4. Supporting documentation

N/A



Stephen Llewellyn
Chief Officer (Housing)

5. Impacts

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? 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"/>
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? All costs associated with the contracts in this report will be contained within the HRA budget.
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?
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 checked="" type="checkbox"/> No <input type="checkbox"/> If Yes, have all relevant legal impacts been discussed and agreed with Legal and Democratic? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If Yes, please provide a brief summary of the impact? The Council has an obligation to operate contracts in an open and transparent manner, any overspend on a contract increase the risk profile of the contract. A number of the overspend situations were out with the Councils control. Where the overspends were known in advance colleagues in Legal and Democratic Solutions were consulted.
5.5 Data protection impact Does the report / project / practice contain or involve the processing of personal data? Yes <input type="checkbox"/> No <input checked="" 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"/>

<p>If Yes, has a Data Protection Impact Assessment (DPIA) been carried out and e-mailed to dataprotection@northlan.gov.uk</p> <p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>5.6 Technology / Digital impact</p> <p>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?</p> <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>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)?</p> <p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>5.7 Environmental / Carbon impact</p> <p>Does the report / project / practice contain information that has an impact on any environmental or carbon matters?</p> <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>If Yes, please provide a brief summary of the impact?</p>
<p>5.8 Communications impact</p> <p>Does the report contain any information that has an impact on the council's communications activities?</p> <p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>If Yes, please provide a brief summary of the impact?</p>
<p>5.9 Risk impact</p> <p>Is there a risk impact?</p> <p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>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>There were inherent risks associated with each of the contracts where an overspend has occurred, these have been recorded on the project specific risk registers.</p>
<p>5.10 Armed Forces Covenant Duty</p> <p>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)?</p> <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>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 Children's rights and wellbeing impact</p> <p>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?</p> <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>

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).

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

Yes

No

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

From Stephen Llewellyn, Chief Officer (Housing)

E-mail starbucks@northlan.gov.uk

Telephone

Siobhan Starbuck –
Contract Support Manager
– 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
-



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>

5.6	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?	
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"/>	
5.7	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?	
5.8	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?	
5.9	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?	
Risk will be minimised and managed by a designated contract manager in accordance with the Council's agreed approach to contract and supplier management.	
5.10	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.	
5.11	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).	

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

North Lanarkshire Council Report

Housing Committee

Does this report require to be approved? Yes No

Ref: SL / AMcG

Date: 07 May 2025

Contract Award for Housing Support Services

From Stephen Llewellyn, Chief Officer (Housing)

E-mail Llewellyns@northlan.gov.uk

Telephone: 07939280680

Executive Summary

The Committee is asked to approve the award of a contract for Housing Support Services (the 'Agreement') to:

- Lot 1: Supported Accommodation & Adult Floating Housing Support Services:
Simon Community Scotland £1,251,240 per annum, maximum value £3,336,640.
- Lot 2: Young Persons' Supported Accommodation Service:
Blue Triangle (Glasgow) Housing Association £211,775 per annum, maximum value £564,733

The Agreement is for an initial period of 18 months anticipated to commence on 1 August 2025. The council reserves the right to extend the Agreement for additional periods up to a maximum of a further 14 months.

The value of the Agreement is Three Million, Nine Hundred and One Thousand, Three Hundred and Seventy-Three Pounds Sterling (£3,901,373.00) exclusive of VAT.

Recommendations

It is recommended that Housing Committee:

- (1) approves the award of the Agreement to Simon Community Scotland (Lot 1) and Blue Triangle (Glasgow) Housing Association (Lot 2) at the value of Three Million, Nine Hundred and One Thousand, Three Hundred and Seventy-Three Pounds Sterling (£3,901,373.00) exclusive of VAT.

The Plan for North Lanarkshire

Priority All priorities

Ambition Statement (13) Improve preventative approaches including self-management and giving people information and choice over supports and services

Programme of Work Resilient People

1. Background

- 1.1 The Council has a responsibility to assess the support needs of homeless households deemed to be unintentionally homeless and to provide support where the assessment indicates a need. As identified under an Amendment to the Housing (Scotland) Act 1987 (inserted by the Housing (Scotland) Act 2010).
- 1.2 Housing support services can play an important role in preventing homelessness and is bolstered through a thorough housing options approach to resolve housing issues before a crisis occurs. Where homelessness is unavoidable, housing support provides a household with the best possible chance to sustain their future accommodation.
- 1.3 The delivery of housing support services is underpinned by the Local Housing Strategy (LHS) 2021 – 2026 vision and key strategic housing outcomes. The vision of the LHS is *“to make North Lanarkshire the place to live, through the provision of high-quality housing and support in sustainable communities, that enables people to thrive and prosper”*. The vision is underpinned by seven key priorities and Priorities 3 and 4 relate to homelessness and housing support services: -

Priority 3 – “We prevent and resolve homelessness effectively”

Priority 4 – “We have a range of housing options and supports which promote independence, health and wellbeing”

- 1.4 The delivery of homeless prevention interventions and support is also a key feature of North Lanarkshire’s Rapid Rehousing Transition Plan (RRTP) which sets out the necessary changes required across all partners to provide settled housing options, avoiding lengthy stays in temporary accommodation and ensure multi-agency wraparound support where required. The RRTP has ended, and a new Homelessness Action Plan was granted approval at Committee in November 2024 covering the period 2025-2028. This new plan incorporates actions which are ongoing from the RRTP as well as new actions identified through collaboration with wider stakeholders. It sets the direction of travel to effectively prevent and end homelessness in North Lanarkshire. Four key priorities have been identified within the Homelessness Action Plan and key priority 3 is structured around support with an aim to ‘improve support for households who are homeless or at risk of homelessness’
- 1.5 This plan incorporates aspects of prevention which will assist preparatory efforts by the council and wider partners in advance of the new homelessness prevention duties set out within the Housing (Scotland) Bill. The Bill was introduced to the Scottish Parliament in March 2024 and aims to prevent homelessness, strengthen tenant rights, and improve housing conditions. The Bill aims to create systemic change with person-centred, trauma-informed services to better meet individual needs, improve prevention, and offer greater choice and control for those at risk of homelessness.

- 1.6 The LHS and RRTP recognised that housing support services may need to be re-designed across partners to ensure holistic support services can be provided and meet best value requirements. The review of services was completed, and the outcome reported to Committee in November 2024 where approval was granted to re-shape elements of the support for future contracts and modify existing contracts to extend the current service for six months to enable a re-tendering exercise to be undertaken.
 - 1.7 The requirements within the Agreement are currently under contract with three providers: Lot 1. Simon Community Scotland; Lot 2. Barnardo's Scotland; Lot 3. Blue Triangle (Glasgow) Housing Association. This arrangement is due to expire on 31 July 2025 with the Agreement detailed within this report due to supersede it.
-

2. Report

- 2.1 A user intelligence group (UIG) of technical and procurement representatives was formed to develop and agree the procurement strategy for the Agreement to enable the council to achieve maximum benefit for the requirements.
- 2.2 The initial estimated value of the Agreement dictated that the procurement procedure be undertaken in accordance with the Public Contracts (Scotland) Regulations 2015. An advert for the procurement opportunity was published on the Public Contracts Scotland and the UK Find a Tender (FTS) website.
- 2.3 The procurement procedure was undertaken as an "Open Procedure". Invitation to Tender documentation published by the council received a total interest from three companies with the council receiving three tender submissions.
- 2.4 Based on the evaluation criteria and scoring methodology set out in the invitation to tender package within the procurement procedure, an evaluation of tender responses received was completed by members identified by the UIG. Selection stage responses were assessed first and compliant tenderers that satisfied / declared that they met the published minimum selection stage criteria progressed to the award stage evaluation. Following identification of the recommended tenderer(s), their selection stage responses were assessed in more detail to ensure they satisfied the minimum selection stage criteria applied
- 2.5 This recommendation to award the Agreement follows the completion of a procurement procedure where Simon Community Scotland (Lot 1) and Blue Triangle (Glasgow) Housing Association (Lot 2) has been evaluated as demonstrating Best Value for the council.
- 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 pre-tender whole life estimate budget for the Agreement was £4,160,426. Following completion of the procurement procedure, the value of the Agreement to be awarded is Three Million, Nine Hundred and One Thousand, Three Hundred and Seventy-Three Pounds Sterling (£3,901,373.00) exclusive of VAT.

- 2.8 There are no savings or additional cost pressures created by the continuation of these contracts.
- 2.9 The costs associated with delivery of the Agreement will be contained within the Non HRA budget for Housing Solutions.

Price Stability

- 2.10 The service costs are set at the beginning of the contract and no additional increase to reflect inflation has been provided. However, the Scottish Government provides additional funding annually to local authorities to distribute to commissioned services to cover the costs of the Scottish Living Wage (SLW) increases paid to Health and Social Care Workers. The approval of any extension option will be dependent on budget availability and agreement, although SLW estimates have been included in the overall contract value.

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, Simon Community Scotland (Lot 1) and Blue Triangle (Glasgow) Housing Association (Lot 2) committed to deliver the following community benefits within the Agreement:

Community Benefit Type	Quantity Committed
Simon Community Scotland (Lot 1)	
New Job for an Individual from a Priority Group (Full-time)	18
Business Mentoring and Advice to support an SME / Social Enterprise / Voluntary organisation	6
Non-financial Support for a Community Project / Organisation	3
Blue Triangle (Glasgow) Housing Association (Lot 2)	
New Job for an Individual not from a Priority Group (Full Time)	5
Educational Visits	1
Educational Workplace Visit	1
Business Mentoring and Advice to support an SME / Social Enterprise / Voluntary organisation	2

- 2.13 The community benefits delivered as part of the Agreement does include the creation of jobs or apprenticeships.

Fair Work First

- 2.14 Within their tender submission, Simon Community Scotland (Lot 1) and Blue Triangle (Glasgow) Housing Association (Lot 2) advised that they will commit to the following areas of the Scottish Governments "Fair Work First" initiative:
- Accredited Living Wage Employers
 - No zero-hour contracts
 - Annual review of staff salaries
 - Effective voice for employees through staff feedback sessions, forums, surveys and union engagement
 - A diverse range of learning and development opportunities and support for career advancement
 - A variety of policies and practice to improve health and wellbeing of employees including access to health insurance, cycle to work schemes, occupational health, work//life balance and family friendly approaches.

Contract Management

- 2.15 Officers from the Housing Strategy Team will be responsible for managing the Agreement which will be undertaken in accordance with the contract and supplier management conditions applied within the Agreement.

3. Measures of success

The Agreement will deliver the following outcomes:

- 3.1 Best Value has been considered to be demonstrated through the open procurement process and by the positive ethos and culture these organisations bring to tackle stigma of homelessness within communities and support those with multiple and complex needs to live independent and successful lives.
- 3.2 It is anticipated that the Housing Support Contracts will demonstrate success in achieving the following outcomes:
- Appointment of Contractors who have the experience and capability to deliver high quality, person-focused and responsive services.
 - Procurement procedures that are compliant with the procurement legislation and internal procedures.
 - Invaluable employment, volunteering and placement opportunities created, which provide community benefits to the citizens of North Lanarkshire.

4. Supporting documents

Appendix 1	Summary of Tender Evaluation Process
Appendix 2	Summary of Procurement Process
Appendix 3	SME Status and Location of All Tenderers

A handwritten signature in black ink, appearing to read 'S. Llewelyn', with a stylized flourish at the end.

Stephen Llewelyn
Chief Officer (Housing)

5. Impacts (<http://connect/report-template-guidance>)

<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 checked="" type="checkbox"/> No <input type="checkbox"/> If Yes, please provide a brief summary of the impact?</p> <p>Housing Support services are currently being delivered and positively impacts on those who are homeless who share particular protected characteristics, since homelessness disproportionately impacts on particular groups, for example, younger age groups, women who experience domestic abuse, people from ethnic minority backgrounds and disabled people.</p> <p>An EqIA was completed for the review of housing support services and continues to be kept under review as the re-tendering of housing support services has progressed.</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 checked="" 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>Assurances have been sought from Finance colleagues that funding will continue to be available to enable the services to be delivered.</p>
<p>5.3 HR policy impact Does the report contain any HR policy or procedure impacts? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Whilst there are no direct HR implications for NLC, TUPE will apply to this tendering process and any existing staff from commissioned services will be TUPED over to successful organisations. 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 checked="" type="checkbox"/> No <input type="checkbox"/> If Yes, have all relevant legal impacts been discussed and agreed with Legal and Democratic? Yes <input type="checkbox"/> No <input type="checkbox"/> If Yes, please provide a brief summary of the impact?</p> <p>Local Authorities have a statutory duty to assess the support needs of homeless people and to provide support as required.</p>

<p>5.5</p>	<p>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 checked="" type="checkbox"/> No <input type="checkbox"/> If Yes, has a Data Protection Impact Assessment (DPIA) been carried out and e-mailed to dataprotection@northlan.gov.uk</p> <p>Secure processes to share data with support providers are already in place as part of the requirement under public duty. The existing DPIA has been reviewed to ensure fit for purpose.</p> <p>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 type="checkbox"/> No <input checked="" 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 type="checkbox"/> No <input checked="" 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>The primary risk is failure of the council to comply with its statutory duty to assess the need for housing support and deliver this if it is required. The re-tendering of housing support contracts ensures the council continue to comply with the statutory duty. The risk is recorded in the service's risk register and monitored accordingly.</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 checked="" type="checkbox"/> No <input type="checkbox"/></p>

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.

Armed services personnel are a potentially target group for housing support and is based on an individual assessment of need. The delivery of housing support has a positive impact on this group.

5.11 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 No

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).

The provision of housing support has a positive impact on children and young people and assists them to learn the independent living skills needed to sustain a home of their own. Housing support is specifically targeted at Care Experienced Young People and young people with support needs more generally.

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

A CRWIA will has been completed.

Yes No

Appendix 1 – Summary of Tender Evaluation Process

Lot 1 – Supported Accommodation and Floating Housing Support			
Final Rank	Tenderer Name	Total Tender Score (%)	Recommended for Contract Award (Y / N)
1	Simon Community Scotland	92.00%	Y

Lot 2 – Supported Accommodation Service			
Final Rank	Tenderer Name	Total Tender Score (%)	Recommended for Contract Award (Y / N)
1	Blue Triangle (Glasgow) Housing Association Limited	76.00%	Y

Appendix 2 – Summary of Procurement Process

	Response			
CPT Contract Reference Allocated:	NLC-CPT-24-103			
Procurement Procedure Utilised:	Open Procedure			
Governing Legislation / Regulations:	Public Contracts (Scotland) Regulations 2015			
Date Contract Strategy Approved:	30 January 2025			
Tender Platform Utilised:	PCS-Tender (PCST)			
Date Contract Notice Published:	31 January 2025			
Total Expressions of Interest Received:	27			
NLC Based Expressions of Interest:	None			
Tender Return Deadline:	21 February 2025			
Number of Tenders Received:	Lot 1 – 2, Lot 2 – 1			
Tenders from SME's:	Lot 1 – 2, Lot 2 – 1			
Tenders from NLC Based Tenderers:	None			
Tenders from Supported Businesses:	None			
Number of Non-compliant Tenders:	None			
Tenders Excluded at Selection Stage:	Lot 1 – 1, Lot 2 – 0			
Number of Compliant Tenders:	Lot 1 – 2, Lot 2 – 1			
Number of Recommended Tenderers:	Lot 1 – 1, Lot 2 – 1			
Basis of Award:	Quality:	80%	Price:	20%
Evaluation Team:	Staff from Enterprise and Communities			
Anticipated Start Date of the Agreement:	01 August 2025			
Total Agreement Period (Months):	18 + 14 months			
Awarded Value of the Agreement:	Lot 1 - £3,336,640 Lot 2 - £564,733			

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)
Blue Triangle (Glasgow) Housing Association Limited	SME	Glasgow
Oncall Care Service Limited	SME	Glasgow
Simon Community Scotland	SME	Glasgow

North Lanarkshire Council Report

Housing Committee

Does this report require to be approved? Yes No

Ref: HO EE 24 034 / NLC-CLP-24-036

Date: 07 May 2025

Contract Award for MTC Solar PV Panels and Renewable Technologies; 2025-2030

From Stephen Llewellyn, Chief Officer (Housing)

E-mail starbucks@northlan.gov.uk

Telephone: Siobhan Starbuck – Contract
Support Manager – via MS
Teams

Executive Summary

In accordance with the councils General Contract Standing Orders (GCSOs), the Committee is asked to approve the award of a contract for MTC Solar PV Panels and Renewable Technologies; 2025-2030 (the 'Agreement') to:

- Lot 1 - Saltire Facilities Management Ltd with a maximum value of £30,000,000 (excl VAT)
- Lot 2 - Sureserve Energy Services UK Ltd with a maximum value of £20,000,000 (excl VAT)

The Agreement is for an initial period of 36 months anticipated to commence in July 2025. The Council reserves the right to extend the Agreement for additional period(s) up to a maximum of a further 24 months.

Recommendations

It is recommended that Housing Committee:

- (1) approves the award of the Agreement Lot 1 to Saltire Facilities Management Ltd (the "Contractor") at the maximum value of Thirty Million Pounds Sterling (£30,000,000.00 exclusive of VAT for an initial period of 36 months, anticipated to commence on 22 July 2025 with the council reserving the right to extend the Agreement for additional periods up to a maximum of a further 24 months
- (2) approves the award of the Agreement Lot 2 to Sureserve Energy Services UK Ltd (the "Contractor") at the maximum value of Twenty Million Pounds Sterling (£20,000,000.00) exclusive of VAT for an initial period of 36 months anticipated to commence on 22 July 2025 with the council reserving the right to extend the Agreement for additional periods up to a maximum of a further 24 months

The Plan for North Lanarkshire

Priority	Enhance participation, capacity, and empowerment across our communities
Ambition Statement	(1) Ensure a housing mix that supports social inclusion and economic growth
Programme of Work	Transforming Places

1. Background

North Lanarkshire Council requires a contractual agreement to deliver the installation of Solar Photovoltaic (PV) systems, battery storage, and associated renewable technologies across its domestic housing stock. These contracts will support the Council's ongoing housing capital programme for property upgrades within the geographical boundaries of North Lanarkshire.

The contracts will facilitate the upgrade of Council-owned domestic properties and necessitates the engagement of suitably experienced and qualified contractors for the installation of new battery storage units, alongside Solar PV systems.

The scope of work encompasses, but is not limited to:

- Installation of new Solar PV systems, electrical battery storage systems (both in conjunction with existing and new Solar PV systems), and the implementation of other appropriate renewable/low carbon solutions.
- Provision of fire break repairs and renewals, particularly where electrical equipment is installed within domestic loft spaces.
- Consideration of alternative and innovative technologies throughout the contract duration, such as Air Source Heat Pumps and Electric Vehicle Charging Points.
- Management of all necessary District Network Operator (DNO) notifications/applications, isolations, down-takings, builders' work, making-good finishes, and associated minor works for each installation.
- The installation of Solar PV systems in conjunction with new and existing battery storage systems across North Lanarkshire Council's housing stock.

The requirements within the Agreement are currently under a single contract with Saltire Facilities Management Ltd. This arrangement is due to expire on 21 July 2025 with the Agreements detailed within this report due to supersede it.

2. Report

- 2.1 To enable appropriate development and execution of the procedure required to form the Agreement, a panel of technical and procurement representatives (the "User Intelligence Group (UIG)") was formed.

The UIG were responsible for developing the required internal contract strategy (the "Contract Strategy") for the Agreement. The Contract Strategy sets out the parameters and approaches the council would apply within the procurement, tendering, contracting and end of life stages

of the Agreement following appropriate analysis, research and investigation to ensure the council achieves maximum benefit where possible. In accordance with GCSO 4.4, the Contract Strategy for the Agreement was approved on 20 January 2025.

- 2.2 The initial estimated value of the Agreement dictated that the opportunity be considered as a “Higher Threshold Regulated” procurement procedure which was undertaken in accordance with the Public Contracts (Scotland) Regulations 2015.
- 2.3 On 20 January 2025, a Contract Notice for the opportunity was published on the Public Contracts Scotland and the UK Find a Tender (FTS) website.
- 2.4 As determined within the Contract Strategy, the procurement procedure was undertaken as an “Open Procedure”. The Open Procedure is a single stage competitive procurement procedure where following the publication of the Contract Notice, any interested party could submit a tender.
- 2.5 Based on the evaluation criteria and scoring methodology set out in the procurement procedure, an evaluation of tenders received was completed by members identified by the UIG as having the technical knowledge and experience to evaluate tenders in a professional and fair manner.
- 2.6 Following completion of the procurement procedure in line with the terms, conditions and processes contained within, the recommended Contractors have been evaluated as submitting the most economically advantageous tenders:
 - Lot 1 - Saltire Facilities Management Ltd
 - Lot 2 - Sureserve Energy Services UK Ltd
- 2.7 Appendix 1 provides a summary of the procurement procedure undertaken including the key considerations and outcomes.

Financial / Budget Consideration

- 2.8 The pre-tender wholelife estimate budget for the Agreement is Lot 1 - £30,000,000.00 and Lot 2 - £20,000,000.00. The costs associated with delivery of the Agreement will be contained within the Capital budget for Housing.

Price Stability

- 2.9 The Agreement pricing is fixed until July 2026. Thereafter, prices will be adjusted annually by the application of the Royal Institution of Chartered Surveyors Building Cost Information Services Index which is an industry standard approach.

Community Benefits

- 2.10 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 including apprenticeships and work placements.

2.11 Within their tender, Saltire Facilities Management Ltd and Sureserve Energy Services UK Ltd have both committed to delivering significant community benefits and social value throughout the duration of their contract agreement, as detailed below:

Lot 1 - Saltire Facilities Management Ltd	
Community Benefit Type	Quantity Committed
New Entrants – Graduate	2
New Start - Apprentice	2
Business Mentoring for a SME's	5
Financial Support for a Community Project	6
Supply Chain Briefing with SMEs	1
Career Events	3
School Mentoring or Enterprise Programme	3

Lot 2 – Sureserve Energy Services UK Ltd	
Community Benefit Type	Quantity Committed
New Entrants – No Relevant Experience	2
New Start - Apprentice	6
Work Experience Placement – 16+ years of age	6
Work Experience Placement – 14-16 years of age	6
Business Mentoring for a SME's	3
Supply Chain Briefings	3
Non-Financial Support for a Community Project	9
Site Visit	3
Career Events	4
School Mentoring or Enterprise Programme	3
Work Experience Placement - Graduate	2

Fair Work First and Payment of the Living Wage

2.12 The tender submissions from both recommended contractors detailed their commitment to practices consistent with the Scottish Government's 'Fair Work First' framework, and they are verified as Real Living Wage accredited employers.

Contract Management

- 2.13 Officers from Housing will be responsible for managing the Agreement which will be undertaken in accordance with the contract and supplier management conditions applied within the Agreement.

3. Measures of success

The Agreement will deliver the following outcomes;

- 3.1 Conclusion of a procurement procedure that is compliant with procurement legislation and internal procedures
- 3.2 Best Value will be demonstrated;
- 3.3 The appointment of a Service Providers who have the experience and capability to deliver an innovative, high quality and responsive service;
- 3.4 Delivery of a range of Community Benefits and Social Value.

4. Supporting documents

Appendix 1	Summary of Tender Evaluation Process
Appendix 2	Summary of Procurement Procedure
Appendix 3	Summary of SME Status and Location of All Tenderers



Stephen Llewellyn
Chief Officer (Housing)

5. Impacts (<http://connect/report-template-guidance>)

<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? 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? The maximum total value of the Agreements are Fifty Million Pounds Sterling (£50,000,000) exclusive of VAT including any option to extend the Agreements (£30,000,000 lot 1 and £20,000,000 lot 2). 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 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>

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 No

5.7 Environmental / Carbon impact

Does the report / project / practice contain information that has an impact on any environmental or carbon matters?

Yes No

If Yes, please provide a brief summary of the impact?

The Agreements work towards reducing the Councils environmental and carbon impact through the use of renewable technologies.

5.8 Communications impact

Does the report contain any information that has an impact on the council's communications activities?

Yes No

If Yes, please provide a brief summary of the impact?

5.9 Risk impact

Is there a risk impact?

Yes No

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?

Risk will be minimised and managed by a designated contract manager in accordance with the Council's agreed approach to contract and supplier management.

5.10 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 No

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.

5.11 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 No

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).

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

Yes No

Appendix 1 – Summary of Tender Evaluation Process

Lot 1: – Invitation to Tender			
Final Rank	Tenderer Name	Total Score (%)	Recommended for Award
1	Saltire Facilities Management Limited	94.07%	Yes
2	Sureserve Energy Services Ltd	85.74%	No
3	MP Group Ltd	85.08%	No
4	Procast Building Contractors Ltd	84.89%	No
5	GMG Contractors Ltd	79.61%	No
6	Distrikt Energy Ltd	73.60%	No
7	Ailsa Building Contractors Ltd	71.03%	No
8	Union Technical Services Ltd	69.75%	No
9	Easy Heat Systems Ltd	67.38%	No
10	The Castle Building Services Organisation Ltd	66.45%	No
11	Bell Group Ltd	41.76%	No

Lot 2: – Invitation to Tender			
Final Rank	Tenderer Name	Total Score (%)	Recommended for Award
1	Sureserve Energy Services Ltd	85.74%	Yes
2	Procast Building Contractors Ltd	84.89%	No
3	MP Group Ltd	83.60%	No
4	GMG Contractors Ltd	79.62%	No
5	Distrikt Energy Ltd	73.60%	No
6	Ailsa Building Contractors Ltd	71.04%	No
7	Union Technical Services Ltd	69.75%	No
8	Easy Heat Systems Ltd	67.38%	No
9	The Castle Building Services Organisation Ltd	66.45%	No
10	Bell Group Ltd	41.76%	No

Note: in accordance with the ITT as Saltire Facilities Management Ltd were successful in the first Lot, they were excluded from the Lot 2 calculations. Page 120 of 140

Appendix 2 - Summary of Procurement Process

	Lot 1		Lot 2	
CPT Contract Reference Allocated:	NLC-SLP-24-036			
Procurement Procedure Utilised:	Open			
Governing Legislation / Regulations:	Public Contracts (Scotland) Regulations 2015			
Date Contract Strategy Approved:	20 th January 2025			
Date Contract Notice Published:	20 th January 2025			
Tender Platform Utilised:	Public Contracts Scotland			
Total Expressions of Interest Received:	72			
NLC Based Expressions of Interest:	13			
Number of Tenders Received:	11		11	
Tenders from SME's:	8		8	
Tenders from NLC Based Tenderers	3		3	
Tenders from Supported Businesses:	0		0	
Number of Non-compliant Tenders	0		0	
Number of Compliant Tenders	11		11	
Number of Recommended Tenderers:	1		1	
Basis of Award:	Quality:	60%	Price:	40%
Evaluation Team:	Officers from Housing			
Anticipated Start Date of the Agreement:	July 2025			
Total Agreement Period (Months):	36 months + up to 24 months extension			
Maximum Value of the Agreement: +/-	£30,000,000		£20,000,000	

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)
Saltire Facilities Management Limited	Large	North Lanarkshire
Sureserve Energy Services Ltd	Large	West Lothian
MP Group Ltd	Medium	Glasgow
Procast Building Contractors Ltd	Medium	South Lanarkshire
GMG Contractors Ltd	Medium	Glasgow
Union Technical Services Ltd	Medium	Glasgow
Distrikt Energy Ltd	Small	Glasgow
Ailsa Building Contractors Ltd	Medium	North Lanarkshire
Easy Heat Systems Ltd	Medium	Perth & Kinross
The Castle Building Services Organisation Ltd	Medium	South Tyneside
Bell Group Ltd	Large	North Lanarkshire

North Lanarkshire Council Report

Housing Committee

Does this report require to be approved? Yes No

Ref: NLC–SLP-24-094 / HO TB 22 006

Date: 07 May 2025

Contract Award for Refurbishment of 2 No Tower Blocks, Whifflet and Calder Court, Coatbridge

From Stephen Llewellyn, Chief Officer (Housing)

E-mail starbucks@northlan.gov.uk

Telephone: Siobhan Starbuck – Contract Support Manager – via MS Teams

Executive Summary

This report seeks approval to progress procurement arrangements for the refurbishment of Whifflet and Calder Court.

The recommendation is for a direct award to Kier Construction Limited via the Scottish Procurement Alliance PB3 framework, up to the value of £19,500,00 (including contingency, and excluding VAT).

This approach allows for early contractor involvement, crucial for optimising design, cost, and delivery of essential upgrades including building fabric, energy efficiency, and fire safety works to both towers.

Recommendations

It is recommended that Housing Committee:

1. Approves the award of a contract procured via a “Direct Award” procedure via the Scottish Procurement Alliance Public Buildings Construction and Infrastructure (PB3) framework agreement (the “Framework”) for the refurbishment of Refurbishment of Whifflet and Calder Court up to the value of £19,500,000, including contingency allowance, excluding VAT to Kier Construction Limited.

The Plan for North Lanarkshire

Priority Improve the health and wellbeing of our communities

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

Programme of Work Transforming Places

1. Background

1.1 Whifflet and Calder Towers are vital assets within the housing portfolio, providing 173 domestic properties. Both towers require significant refurbishment to address the aging building fabric, poor energy efficiency leading to higher fuel costs for tenants, and the need for enhanced fire safety measures.

1.2 The contract scope of works will encompass, but not be limited to, the following key areas to deliver enhanced living conditions and address critical building performance requirements:

- **Enabling Works:** Including car park drainage improvements, new external lighting, a new barrier entry system, and associated infrastructure works;
- **Cladding Replacement:** Full replacement of existing rainscreen cladding and curtain walling systems. This includes necessary structural improvements and upgrading the cladding substrate to achieve improved U-value;
- **Energy Efficiency Enhancement:** Implementing measures to significantly improve energy performance, including the potential enclosure of balcony areas to reduce heat loss;
- **Fire Safety Upgrade:** Comprehensive improvements to fire safety measures, including the installation of new fire doors and screens in common areas, and the replacement of refuse chute hoppers;
- **Mechanical & Electrical (M&E) System Upgrades:** To improve ventilation within the towers;
- **Basement Access Improvement:** Enhancing maintenance access into the basement at each tower block and;
- **Concierge Station Refurbishment:** Modernisation of the concierge station

1.3 The current project status is RIBA Stage 2 (Concept Design) which has been developed by an external design team in partnership with technical staff from North Lanarkshire Council.

While initial feasibility studies and concept designs have been completed by the consultants, a detailed and buildable design, alongside accurate costings that fully integrate the building fabric and energy efficiency requirements, necessitates close collaboration with a main contractor with a specialist supply chain with expertise in these areas.

1.4 To support this, the consultant has highlighted the need for earlier contractor involvement at this stage which necessitates the need for a direct award so that a pre-construction agreement can be entered into.

1.5 Early contractor involvement in the project is critical as it will allow for the following :

- **Buildability & Cost Efficiency:** Early contractor participation optimises design for practical construction solutions and supports reduction in costs;
- **Improved Fire Safety Integration:** Early collaboration ensures cladding, sprinkler and other key designs are effectively linked and meet regulations;
- **Reduced Programme Risk:** Early identification and mitigation of potential delays and risk;
- **Supply Chain Expertise:** Contractor brings in specialist knowledge and ability to drive savings;
- **Effective Phasing:** Early planning is crucial for phasing of the works which will minimise disruption to residents during the work in occupied buildings.

- 1.6 Kier Construction Limited are the top-ranked supplier on the Scottish Procurement Alliance Public Buildings Construction and Infrastructure (PB3) framework agreement. They have a proven track record of successfully delivering similar projects for other Registered Social Landlords which provides assurance and allows them to provide significant additional value, while the PB3 framework offers the most time-effective route to market.
- 1.7 Whifflet and Calder Court are at the end of the tower demolition programme and will remain occupied for a significant period of time, therefore, investment works are necessary.
-

2. Report

- 2.1 The council has engaged with Kier Construction Limited who are the top ranked contractor on the Framework. Feasibility costs have been obtained for the Refurbishment of Whifflet and Calder Court, at the value of £19.5M, including contingency allowance.

The feasibility costs obtained are considered to represent best value and, subject to benchmarking against the appropriate framework rates and market tested rates from previous projects, it is proposed that a final tender price be agreed to allow the contract award to proceed.

- 2.2 Approval of this report enables the Council to enter a pre-construction services agreement with Kier Construction Limited to complete the detailed design to RIBA Stage 4.

Upon design completion and market testing of costs by Kier, the Council reserves its position regarding progression to the full works contract, however, approval of this report will permit awarding the works contract value up to a value of £19,500,000 (incl contingency allowance).

- 2.3 This project is still a live procurement procedure. Accordingly, the recommendation listed on page one of this report is for the approval for the award of the contract (in accordance with the councils General Contract Standing Orders), the concluded contract award value will be finalised out with the council's committee cycle.

An ongoing value engineering exercise is taking place and we would anticipate a number of savings to be made, however until this exercise is complete and the design development is further progressed the upper limit of the contract seeking approval is in line with the feasibility costs received.

Should the recommendation within this report be approved, more detailed information on the contract award shall reported to the next available Housing Committee following award of the works contract.

Adopting this approach shall expedite the programme and allow the appointed contractor to progress works in a more efficient and effective manner. This approach is beneficial where any pre-construction / enabling works are required in advance of concluding the works contract.

- 2.4 The council is committed to maximising the delivery of community benefits. The procurement includes a community benefit requirement, this approach is designed to deliver local community benefits where possible. Given the current stage of the project, there are currently no Community Benefits identified. However, work is ongoing to develop a significant social value strategy for this project and this will be delivered once the works contract has been formally awarded.

- 2.5 The recommended contractor has given commitment to practices consistent with the Scottish Government's 'Fair Work First' framework.
- 2.6 Officers from Housing will be responsible for managing the contract once awarded which will be undertaken in accordance with the council's agreed approach to contract and supplier management.

Financial / Budget Consideration

- 2.7 Following detailed design development, value engineering and cost refinement with Kier Construction Limited, including a market testing exercise, a thorough benchmarking exercise will compare their proposed costs for all aspects of the refurbishment against comparable projects and market data. This will ensure the final contract represents value for money for North Lanarkshire Council. Subject to satisfactory benchmarking, the works contract with Kier Construction Limited will be finalised, and site mobilisation will commence.
- 2.8 This phased approach reduces the risk of committing to a fixed-price contract based on potentially less refined early-stage designs.

3. Measures of success

The Agreement will deliver the following outcomes;

- 3.1 The appointment of contractor who has the experience and capability to deliver a high-quality refurbishment specifically aimed at significantly enhancing the tenant experience, improving safety and extend the life of the building;
- 3.2 The procurement procedures applied are compliant with the procurement legislation, overarching framework agreements and internal procedures.
- 3.3 Best value is both demonstrable and achieved.
- 3.4 Secure a range of tangible community benefits, and social value

4. Supporting documents

Appendix 1	Summary of Procurement Procedure
Appendix 2	Summary of SME Status and Location of All Tenderers



Stephen Llewellyn
Chief Officer (Housing)

5. Impacts (<http://connect/report-template-guidance>)

<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? 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 type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, please provide a brief summary of the impact? Costs of the project will be contained within the HRA capital budget.</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 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? 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)?</p>

Yes No

5.7 Environmental / Carbon impact

Does the report / project / practice contain information that has an impact on any environmental or carbon matters?

Yes No

If Yes, please provide a brief summary of the impact?

The project will support the council journey to net zero by improving building fabric and overall energy efficiency of the towers reducing tenants energy use and carbon footprint.

5.8 Communications impact

Does the report contain any information that has an impact on the council's communications activities?

Yes No

If Yes, please provide a brief summary of the impact?

5.9 Risk impact

Is there a risk impact?

Yes No

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?

There are more significant risks present on the project if works do not go ahead, risks will be recorded on the project risk register.

5.10 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 No

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.

5.11 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 No

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).

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

Yes No

Appendix 1 – Summary of Procurement Procedure

CPT Contract Reference Allocated:	NLC–SLP-24-094			
Procurement Procedure Utilised:	Direct Award			
Governing Legislation / Regulations:	Public Contracts (Scotland) Regulations 2015			
Date Contract Strategy Approved:	Strategy will be approved prior to award			
Date Contract Notice Published:	N/A			
Tender Platform Utilised:	PCS Mailbox (PCS)			
Total Expressions of Interest Received:	1			
NLC Based Expressions of Interest:	0			
Number of Tenders Received:	1			
Tenders from SME's:	0			
Tenders from NLC Based Tenderers	0			
Tenders from Supported Businesses:	0			
Number of Non-compliant Tenders	1			
Number of Compliant Tenders	1			
Number of Recommended Tenderers:	1			
Basis of Award:	Quality:	75%	Price:	25%
Evaluation Team:	Officers from the Housing Property			
Anticipated Start Date of the Agreement:	28 May 2025			
Total Agreement Period (Months):	Approx 124 weeks including pre-construction			
Maximum Value of the Agreement: +-	£19,500,000 .00 (Excluding VAT)			

Appendix 2 – SME Status and location of all Tenderers

Name of Tenderer	Size of Tendering Organisation (Micro, Small, Medium or Large)	Location (Local Authority / Council Area)
Kier Construction Limited	Large	Salford City Council

North Lanarkshire Council Report

Housing Committee

Does this report require to be approved? Yes No

Ref: HO DM 24 048 (NLC-SLP-24 118)

Date: 07 May 2025

Homologated Contract Award for Coursington, Allan and Draffen Demolition

From Stephen Llewellyn, Chief Officer (Housing)

E-mail starbucks@northlan.gov.uk

Telephone:

Siobhan Starbuck,
Contract Strategy
Manager via MS
Teams

Executive Summary

Committee is asked to acknowledge the actions of the Depute Chief Executive to award a contract for the demolition of Coursington, Allan and Draffen Towers (the 'Agreement') to Thompsons of Prudhoe Limited.

The Contract is for a period of 14 months which commenced in March 2025.

It was necessary to award this contract to allow the demolition works to progress following the mutual termination of the original contract.

The value of the Contract shall not exceed Five million, Six hundred and Ninety-Five Thousand, One hundred and Seventy pounds and Twenty-Two pence (£5,695,170.22) exclusive of VAT.

Recommendations

It is recommended that Housing committee acknowledges the actions of the Depute Chief Executive for the award of the Agreement to Thompsons of Prudhoe Limited at the value of Five million, Six hundred and Ninety-Five Thousand, One hundred and Seventy pounds and Twenty-Two pence (£5,695,170.22) exclusive of VAT.

This recommendation followed the completion of a procurement procedure, where the tender recommended for award was evaluated as providing the most economically advantageous tender in terms of cost and quality for the Council.

The Plan for North Lanarkshire

Priority

Improve the health and wellbeing of our communities

Ambition Statement (1) Ensure a housing mix that supports social inclusion and economic growth

Programme of Work Transforming Places

1. Background

- 1.1 The original demolition contract for Coursington, Allan and Draffen was awarded on 29th April 2022. The contract suffered several unforeseen delays and additional cost due to a variety of site-specific issues. The main contributing issue was the discovery of information which made reference to a post tensioning system within the three tower structures. This was investigated and confirmed to be present.
- 1.2 The original contractor assessed the impact of this discovery on the contract and subsequently presented a revised quotation and timeline for completing the works.
- 1.3 Upon review, it became evident that proceeding with the original contract, as amended, was not legally feasible. Accepting the proposed solution and associated cost increases would constitute a substantial modification to the contract, contravening Regulation 72 of the Procurement (Scotland) Regulations 2015.
- 1.4 Given the circumstances, both the contractor and the council agreed to mutually terminate the original contract. This termination necessitated the procurement of a new contract to complete the demolition.
- 1.5 An interim contract was awarded to Thompsons of Prudhoe Limited for site security and enabling works which allowed certain works to continue onsite whilst survey works and investigations were undertaken.
- 1.6 The enabling works are expected to be complete by the end of March 2025.
- 1.7 This contract award recommendation allows a seamless transition to undertake the remainder of the demolition works via a controlled blow down event. A direct award via the NEPO framework has been recommended to limit the inherent risks to the project including:
 - Health and Safety
 - Structural deterioration: the exposed building would be more susceptible to damage, requiring additional costs and time for remediation/demolition.
 - Antisocial behaviour: vacant properties often attract vandalism, graffiti, and other disruptive activities.

2. Report

- 2.1 A group of technical and procurement representatives was formed to develop and agree the procurement strategy for the Agreement to enable the council to achieve maximum benefit for the requirements.
- 2.2 The initial estimated value of the Agreement dictated that the procurement procedure be undertaken in accordance with the Public Contracts (Scotland) Regulations 2015.

- 2.3 The procurement procedure was undertaken as a “Direct Award” from the North East Procurement Organisation (NEPO) framework, NEPO 0221 Demolition and Asbestos Surveying.
- 2.4 Following the justification detailed and appraised within the associated contract strategy document, the Direct Award procedure was considered to demonstrate Best Value as this route allowed a seamless transition from the enabling works contract following extensive survey work, furthermore, the contractor is skilled and experienced in this area of work and has the ability to mobilise immediately to commence works for the blow down programme.
- 2.5 The tender received from Thompsons of Prudhoe Limited underwent appropriate appraisal to ensure it was complete / compliant with the council’s requirements and demonstrated Best Value.

The assessment included a comparison between the revised quotation and programme from the original contractor, and the quotation and programme from the proposed new contractor. This exercise highlighted a cost avoidance in excess of £4,000,000 and a significant saving in programme timescales which supports the Councils accelerated New Supply programme.

- 2.6 This new contract mitigates the risks outlined in section 1.7 of this report by insuring the timely and safe demolition of the building.
- 2.7 Additionally, a timely demolition is crucial for the redevelopment of the site. Delays in the demolition would have:
- Increased costs: extended project timelines would lead to increased cost both in the demolition and the site redevelopment by the New Supply Team.
 - Reduced rental income and housing provision: a delayed demolition would result in delayed redevelopment this would impact the Housing Revenue Account (HRA) and ultimately limit the council's ability to provide affordable housing.
- 2.8 Further details of the procurement procedure are provided in Appendix 1 and the SME status and location of the tenderer is located within Appendix 2.

Financial / Budget Consideration

- 2.9 The maximum value of the Contract is Five million, Six hundred and Ninety-Five Thousand, One hundred and Seventy pounds and Twenty-Two pence (£5,695,170.22) exclusive of VAT.
- 2.10 There are some inherent risks remaining in the project, particularly around the services on site due to the change in demolition methodology, therefore, there has been a contingency included for any protection/diversion works.
- 2.11 The costs associated with delivery of the Contract will be contained within the HRA Capital budget for each financial year of the Contract period.

Price Stability

2.12 Pricing is fixed for the duration of the contract.

Community Benefits

2.13 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.

2.14 Within their tender, Thompsons of Prudhoe Limited committed to deliver the following community benefits worth 125 community benefits points in total within the Agreement:

Community Benefit Type	Quantity Committed
TRE01 New Entrants – Key Priority Groups	2
New Start – Apprentice	1
TST01 - Work Experience Placement (16 + years of age)	1
TST02 - Work Experience Placement (14 - 16 +years of age)	1
TST04 - Career Events	1
TST05 – Site Visit	2
TST06 - School Mentoring or Enterprise Programme	3
CCE02 - Financial Support for a Community Project	2

2.15 The community benefits delivered as part of the Agreement does include the creation of jobs or apprenticeships for the duration of the project.

Fair Work First

2.16 Thompsons of Prudhoe Limited pledged to uphold the principles of the Scottish Government's 'Fair Work First' initiative including use of no zero-hour contracts and payment of the Scottish Living Wage.

Contract Management

2.17 Officers from the Housing Team will be responsible for managing the Agreement which will be undertaken in accordance with the contract and supplier management conditions applied within the Agreement.

3. Measures of success

The Agreement will deliver the following outcomes:

- 3.1 the appointment of a contractor who has the experience, capability and a comprehensive health and safety plan to undertake the demolition of Coursington, Allan and Draffen in a timely, efficient and safe manner
- 3.2 conclusion of a procurement procedure that is compliant with procurement legislation and internal procedures.
- 3.3 confirmation that Best Value is both demonstrable and achieved; and
- 3.4 delivery of a range of Community Benefits.

4. Supporting documents

- | | |
|-------------------|-------------------------------------|
| Appendix 1 | Summary of Procurement Process |
| Appendix 2 | SME Status and Location of Tenderer |
-



Stephen Llewellyn
Chief Officer (Housing)

5. Impacts (<http://connect/report-template-guidance>)

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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 No

5.7 Environmental / Carbon impact

Does the report / project / practice contain information that has an impact on any environmental or carbon matters?

Yes No

If Yes, please provide a brief summary of the impact?

This contract includes demolition of a building which has a carbon impact. The contract will ensure as much material as possible is recycled with only hazardous materials such as asbestos being disposed of.

5.8 Communications impact

Does the report contain any information that has an impact on the council's communications activities?

Yes No

If Yes, please provide a brief summary of the impact?

5.9 Risk impact

Is there a risk impact?

Yes No

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?

All risks are contained in project risk register managed in line with standard council processes and supported by a specialist demolition consultant.

5.10 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 No

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.

5.11 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 No

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).

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

Yes No

Appendix 1 – Summary of Procurement Process

CPT Contract Reference Allocated:	NLC-CPT-24 118
Procurement Procedure Utilised:	Direct Award from Framework Agreement
Governing Legislation / Regulations:	Public Contracts (Scotland) Regulations 2015
Date Contract Strategy Approved:	12 February 2025
Framework Owner:	North East Procurement Organisation (NEPO)
Framework Title:	NEPO 0221 Demolition and Asbestos Surveying
Framework Reference Number:	NEPO 0221
Lot Reference / Title:	NEPO 0221 Demolition and Asbestos Surveying
Companies Appointed to Framework / Lot:	Thompsons of Prudhoe Limited
Date ITT Published:	19 February 2025
Tender Platform Utilised:	PCS-Tender (PCST)
Tender Return Deadline:	6/03/2025
Number of Tenders Received:	1
Tenders from SME's:	0
Tenders from NLC Based Tenderers:	0
Tenders from Supported Businesses:	0
Number of Recommended Tenderers:	1
Assessment Team:	Officers from Housing
Anticipated Start Date of the Agreement:	10 March 2025
Total Agreement Period (Months):	14 months
Awarded Value of the Agreement:	£5,695,170.22

Appendix 2 – SME Status and location of all Tenderers

Name of Tenderer	Size of Tendering Organisation (Micro, Small, Medium or Large)	Location (Local Authority / Council Area)
Thompsons of Prudhoe Limited	Large	Northumberland

