

For Decision

Agenda Item 6.1
Date of Meeting: 19/08/26

To: The Management Committee

From: The Technical Services Manager

Subject: Planned Maintenance – Tender Acceptance: Kitchen and Boiler Replacements at SST and Craigbank 1C

1. Introduction/Purpose

- 1.1 The purpose of this report is to seek approval to appoint a contractor to carry out our next planned maintenance contract to replace kitchens and boilers at both SST and Craigbank 1C.

2. Background

- 2.1 In order to deliver our planned maintenance programme we need a contractor to deliver these works.

3. Kitchen and Boiler Replacements

3.1 Tender Process

- 3.1.1 Following the successful delivery of our last planned maintenance contract, CCG were invited via the PfH Framework to submit a tender.
- 3.1.2 This approach is in accordance with the Purchasing, Procurement and Tenders Policy.

3.2 Tender Evaluation Report

- 3.2.1 The tender evaluation report has been prepared by Reid Associates and is contained in Appendix A for Committee's consideration. Please note all figures contained in Reid Associates report are exclusive of VAT.
- 3.2.2 In summary the report details the tender process and a cost evaluation of the tender received and recommends the tender from CCG be considered for acceptance.

3.3 Contract Sum

- 3.3.1 CCG's tender sum is £715,438.47 exclusive of VAT. Inclusive of VAT it is £858,256.16.

4. Budget v Contract Sum

- 4.1 The tender submitted by CCG of £858,256.15 inclusive of VAT is within the budgeted figure contained in our 30 year forecasts and will form the basis of our budgeting for year 26/27 onwards.

5. Risk

- 5.1 When considering the kitchen and boiler replacement works we have identified the main risks under the following risk categories and the measures we have taken to mitigate such risks.

Risk Category	Mitigating Measure
Financial - Poor contract management could lead to unknown increased costs	Having a reporting system in place along with using inhouse skills to manage the contract.
Reputation- Not delivering on our business plan objectives leading to tenant dissatisfaction	Award Contract
Property/ Stock Condition- Not carrying out regular maintenance to our properties	Award Contract

6. Delivery of our Strategic Objectives

Area	Related Strategic Objective(s)
Delivery of kitchen and boiler replacement works	1. Provide quality affordable homes 3. Deliver value for money

7. Application of our Core Values

Area	Related Core Value(s)
Delivery of kitchen and boiler replacement works	Excellence Trusted Transparency Engaged

8. Compliance and Assurance

- 8.1 Awarding the kitchen and boiler replacement works contract contributes to good governance. This approach means we are compliant with Regulatory requirements as follows:

Compliance Source	Details
The Scottish Social Housing Charter	4. Quality of Housing 5. Repairs, maintenance and improvements 13. Value for Money

8.2 Evidence Bank

Evidence	Assurance Exercise Location
• Tender Report	The Scottish Social Housing Charter

- 8.2.1 Committee is reminded that our Assurance Exercises are available in the Committee Log-in Area of our website, which Committee can access at any time.

9. Summary and Recommendations

- 9.1 In summary to deliver the kitchen and boiler replacement works at SST and Craigbank 1C we need to employ a contractor to deliver these works. The appointment is based on direct award via the PfH Framework.
- 9.2 Risk has been considered at Section 5.
- 9.3 Section 6 shows how carrying out these works, contributes to the delivery of our strategic objectives.
- 9.4 Section 7 shows how carrying out these works, contributes to the application of our Core Values.
- 9.5 You are asked to consider the above and approve the appointment of CCG in the amount of £858,256.15 inclusive of VAT.