
Report to: Audit and Scrutiny Committee

Date of Meeting: 13 June 2024

Subject: Multi-Trade Contract – Property Services

Report by: Senior Manager - Property

1.0 Purpose

- 1.1. This report provides Committee with an update on the use of the multi-trade contract by property services, designated as legal reference 2/6/1957.

2.0 Recommendations

Committee is asked to:

- 2.1 Note, comment on and challenge the report.

3.0 Considerations

- 3.1. The report is provided following a request for further information by members of the audit and scrutiny committee, held on the 14 December 2023.
- 3.2. The report confirms the spend profile, the contractual status, the contractual requirement for the procurement, and further detail on spend.
- 3.3. The contract provides reassurance of operational capability, and support to address compliance issues and/or emergency works, for both housing revenue account and general fund assets

Requirement for contract

- 3.4. The requirement for the procurement of a multi-trade framework was primarily to fill the current gaps in service delivery in the maintenance and refurbishment of the housing stock and other Council assets. The contract runs over a two-year term.
- 3.5. The contract was put in place to meet demand requirements for emergencies, planned works, and associated works that could not be undertaken by the internal trade teams due to operational capacity constraints and/or technical the requirement for specialist technical capability.
- 3.6. The contract has been used very effectively to maintain service delivery following storms, with significant works undertaken as a result of storm

damage. The predominant use of the contract was for the repair of damaged roofs and wall structures throughout Clackmannanshire. This included damage to both housing and general fund assets.

- 3.7. The contract has previously been used for some planned roofing works, although a separate roofing and render contract (designated procurement 2/6/2083) was awarded late September 2023, mitigating the requirement for the multi-trade contract to carry out roof works.

Expenditure

- 3.8. The most recent multi-trade contract covered a period of two years, from June 2022 to June 2022 to June 2024; on the basis of a maximum spend per annum of £1 million. The actual spend against the contract to date is £1,406,884.78
- 3.9. The total contractual spend for financial year 2022-2023 was £451,276.18. The majority of this was used on roofing due to the damage caused by adverse weather events. Circa £35k was spent on plastering works to support other capital programme activities, due to long-term sickness and recruitment issues. Recruitment has since been concluded and internal resource capacity resumed on the contracts.
- 3.10. The total contractual spend for the financial year 2023-2024 was £955,608.60. The majority of this spend was on roofing as a result of adverse weather. The council suffered severe damage from Storm Agnes in September 2023 and Storm Gerrit in December 2023. Circa £85k was spent on structural damage to walls and garages.
- 3.11. There has been no spend against the contract for financial year 2024-25.
- 3.12. The procurement is currently due for renewal on the basis of duration, i.e. the two year contract period is ending, and a procurement exercise is due to be carried out in June 2024.

4.1. Other Considerations

- 4.2. In line with the target operating model, new methods of working will be investigated as part of the procurement tendering exercise.
- 4.3. As part of the property re- design, future Team Leaders will assess the current strategy against business requirements and consider new ways of working.

5.0 Sustainability Implications

- 5.1 The Property Service is working to ensure its stock is as energy efficient as possible, within the funding and affordability envelope available.
- 5.2 Sustainable procurement principles are applied in all tendering exercises.

6.0 Resource Implications

6.1 Financial Details

The full financial implications of the recommendations are set out in the

report. This includes a reference to full life cycle costs where appropriate.

6.3 Finance have been consulted and have agreed the financial implications as set out in the report. Yes

6.4 *Staffing*

6.5 None.

7.0 Exempt Reports

7.1 Is this report exempt? Yes (please detail the reasons for exemption below) No

8.0 Declarations

The recommendations contained within this report support or implement our Corporate Priorities and Council Policies.

(9) Our Priorities (Please click on the check box)

Clackmannanshire will be attractive to businesses and people and ensure fair opportunities for all

Our families, children and young people will have the best possible start in life.

Women and girls will be confident and aspirational, and achieve their full potential

Our communities will be resilient and empowered so that they can thrive and flourish

(2) Council Policies (Please detail)

None

9.0 Equalities Impact

9.1 Have you undertaken the required equalities impact assessment to ensure that no groups are adversely affected by the recommendations?

Yes

No

10.0 Legality

10.1 It has been confirmed that in adopting the recommendations contained in this report, the Council is acting within its legal powers. Yes

11.0 Appendices

None

