



## ANNUAL PROCUREMENT REPORT 2025-26

### 1. Introduction

- 1.1 In accordance with the Procurement Reform (Scotland) Act 2014 (hereafter referred to as “the Act”), this is the Association’s Annual Procurement Report for the financial year 2025/2026.
- 1.2 The purpose of this report is to summarise and publicise the Association’s performance and achievements in delivering its Procurement Strategy.
- 1.3 The Association’s Contract register is made publicly available to ensure transparency and provide visibility into procurement activities.
- 1.4 This report aims to:
- Provide visibility of the Association’s procurement exercises, including both regulated and unregulated contracts
  - Demonstrate how the Association is fulfilling its legislative obligations related to procurement
  - Highlight how procurement activities support the Key Business Objectives outlined in the Association’s Business Plan
  - Promote transparency regarding existing and future procurement exercises.

### 2. Procurement 2025/26

- 2.1 For clarity, The Procurement Reform (Scotland) Act 2014 applies to procurements with an estimated value of £50,000 (excluding VAT) or above for goods and services contracts, or £2,000,000 (excluding VAT) or above for works contracts.
- 2.2 Commencing in January 2026, thresholds for regulated procurement under The Public Contracts (Scotland) Regulations 2015 are:

**Supplies and services (except subsidised services contracts)** £207,720 inc VAT

**Works** £5,193,000 inc VAT

- 2.3 Contracts above the sums listed in 2.1 but below those in 2.2 are referred to as unregulated

- 2.4 The table at Appendix 1 is a summary of procurements conducted during 25/26 by the Association in relation to Regulated and Unregulated procurements.
- 2.6 Those procurements planned for 2025/6 which were not completed are listed below with reasons and actions to be taken

<b>Planned procurements outstanding</b>	<b>Reasons</b>	<b>Actions being taken</b>	<b>Notes</b>
Gas/EICR Quality Control	Procurement commenced after new consultant framework approved	In progress	Will complete in Quarter 1 2026/27
Roofing	Procurement commenced after new consultant framework approved	In progress	Will complete in Quarter 1 2026/27
EICR	Delayed to confirm number of EICRs to be included after Kitchen & bathroom programme set	In progress	Will complete in Quarter 1 2026/27

- 2.7 In addition to the regulated and unregulated procurements, the Association has several Frameworks in place which have previously been procured through open procurement which run over five-to-seven-year periods. These include Consultancy Services, and Major Repairs (up to £0.5M and £0.5 to £2.5M). We appoint works through these Frameworks by direct award or tender where it is appropriate to do so.

### **3. Ensuring Procurement Compliance**

- 3.1 While the Development & Property Services Team is largely responsible for procurement activities within the Association, other departments also undertake procurement exercises for non-Property and non-Development related projects. These are also noted in the table at Appendix 1
- 3.2 To support a consistent organisational understanding of procurement processes, inhouse training is routinely delivered via our Learnpro system to relevant staff.

All staff are required to maintain a basic awareness of procurement principles and practices across the Association.

### **4. Community Benefits provided during 2025/26**

- 4.1 The Association seeks Community Benefits from Contractors and Consultants during the procurement processes
- 4.2 We are committed to maximising Community Benefits and adding value, in a manner that is proportionate in scale and nature of the contract.

4.3 A total of £1500 has been paid via Community Benefit by John O’Connors in 25/26. This has covered Christmas and Easter events, supplying vouchers as gifts for raffles, removing waste/bulky items from community garden and clearing lanes.

4.5 A total of £4,000 has been paid via CAS (close cleaning) in 25/26. This has covered events associated with poverty week.

## **5 Future anticipated Regulated and Unregulated Procurements 26/27 and 27/28**

5.1 The Association will continue to adhere to legislation and its own Procurement Strategy & Policy regarding upcoming procurement exercises.

5.2 The table at Appendix 2 shows procurement exercises anticipated between 2026-2028

## **6. Publishing**

6.1 This Annual Regulated Procurement Report will be published on the Association’s website. A copy of the report will also be issued to Scottish Ministers as required

**Appendix 1**

**Summary of Regulated and Unregulated Procurements conducted during 25/26**

<b>Contract description</b>	<b>Department</b>	<b>Estimated value</b>	<b>Contract start date</b>	<b>Contract duration</b>	<b>Regulated/ Unregulated</b>	<b>Procurement method</b>	<b>Community benefit</b>	<b>Awarded to</b>
Office cleaning contract	Corporate Services	n/a	Oct 25	Oct 27	Unregulated	Extension of existing contract under call off terms	yes	Atlas
Insurance	Finance & IT	£3million	1 May 2026	May 2029	Unregulated	Open tender	No	AJG
IT Systems	Finance & IT	£300,000	April 2026	April 2031	Unregulated	Open Tender	No	Rubix
Major Repairs Framework (Works £0.5 to £2.5M)	Development & Property	n/a	October 2025	September 2030 (2032)	Unregulated	Open Tender	Yes	MP Group UK, Bell Group, Morris & Spottiswood, Mears, Procast Building Contractors, CCG (Scotland), Ogilvie Construction

<b>Contract description</b>	<b>Department</b>	<b>Estimated value</b>	<b>Contract start date</b>	<b>Contract duration</b>	<b>Regulated/ Unregulated</b>	<b>Procurement method</b>	<b>Community benefit</b>	<b>Awarded to</b>
Consultant Framework (7 lots)	Development & Property	n/a	January 2026	December 2031 (2033)	Unregulated	Open Tender	No	See below for each Lot
Lot 1 – Architectural Services								
Mast Architects, Assist Design, John Gilbert Architects, Riach Partnership, Hypostyle Design								
Lot 2 – Civil/ Structural Services								
G3 Construction Consultants, Narro Associates, Kiloh Associates, Punch Consulting Engineers								
Lot 3 – Quantity Surveying Services								
TCS Construction Consultants, Ewing Somerville, Reid Associates, Armour Construction, Brown & Wallace								
Lot 4 – Principal Designer								
TCS Construction Consultants, Brown & Wallace, Langmuir & Hay, G3 Consulting Engineers, Oberlanders Group								

<b>Contract description</b>	<b>Department</b>	<b>Estimated value</b>	<b>Contract start date</b>	<b>Contract duration</b>	<b>Regulated/ Unregulated</b>	<b>Procurement method</b>	<b>Community benefit</b>	<b>Awarded to</b>
Lot 5 Damp, Condensation & Mould Consultancy								
No Appointment								
Lot 6 – Fire Engineering								
Forbes Leslie Network, Diamond & Co								
Lot 7 – Fire Risk Assessors								
ACS, Forbes Leslie Network, Diamond & Co., Firelink Protection								

**Appendix 2 Procurements planned in 2026/7 and 2027/8**

<b>Procurement description</b>	<b>Year</b>	<b>Department</b>	<b>Regulated/ Unregulated</b>	<b>Procurement method</b>	<b>Community benefit y/n</b>
Office cleaning contract	2027/8	Corporate Services	Unregulated	Open procurement	y
Gas and Electricity office supplies	2026/7	Corporate services	Utilities regulations	Using 3 <sup>rd</sup> party expert support to procure in line with relevant and specific legislation	n
Phone contract	2027/8	IT	Likely below thresholds but included at present	Open procurement	y
Tree works	2026/27	Tenancy Services	n/a	Direct award though Fusion 21 Framework	y
Fire Suppression Retrofit, 200 Butterbiggins Road	2026/27	Development & Property Services	Unregulated	Direct award through SPA Framework	n
Gas/EICR Quality Control	2026/27	Development & Property Services	Unregulated	Open procurement	n
Roofing	2026/27	Development & Property Services	Unregulated	Open procurement	y
EICR	2026/27	Development & Property Services	Unregulated	Open procurement	y
Demolition of Forsyth House	2026/27	Development & Property Services	Unregulated	TBC (Open procurement or award through a Framework)	n

Forsyth House – New Build	2027/28	Development & Property Services	Regulated	Open procurement	y
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