MARYHILL HOUSING ASSOCIATION

Annual Procurement Report

2025-2026

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Section 1 – Introduction & Purpose

1.1 Introduction

This report summarises Maryhill Housing Association's (Maryhill Housing's) regulated procurement activity completed between 1 April 2025 and 31 March 2026. A regulated procurement is any procurement for public goods/supplies or services with a value of over £50,000 or any procurement for public works with a value of over £2 million.

1.2 Procurement Strategy

Maryhill Housing published its first Annual Procurement Strategy in May 2016 and has published annual strategies each year thereafter.

1.3 Procurement Vision

Maryhill Housing's ***vision*** for procurement is that our procurement activity will support delivery of our strategic vision and aims and will:

- Follow best practice
- Be open & transparent
- Be non-discriminatory
- Be proportionate
- Be fit for purpose
- Achieve value for money

1.4 Executive Summary

Between 1 April 2025 and 31 March 2026, Maryhill Housing completed £13.3m of procurement activity summarised below, of which £10.2m was regulated procurement:

	Regulated Works Contracts	Regulated Goods/ services Contracts	Non-regulated Works Contracts	Non-regulated Goods/ services Contracts	**Total**
Number	0	19	9	11	398
Value	-	£10,206,747	£2,913,511	£232,272	£13,352,530

Community benefits clauses were included within 18 of the above contracts, securing benefits to the value of £112,256.

Maryhill Housing expects to undertake £28m of procurement during 2026/27, however this is subject to change.

Section 2 – Summary of Regulated Procurement Completed 2024/25

2.1 Regulated Procurement

A regulated procurement is any procurement for public goods/supplies or services with a value of over £50,000 or any procurement for public works with a value of over £2 million. The value the procurement is measured over the total contract period. For the purposes of this section a regulated procurement is completed when the award notice is published or when the procurement process otherwise comes to an end. This includes contracts and framework agreements.

2.2 Summary

The number of each type of regulated procurement and the process followed for those completed 1 April 2025 to 31 March 2026 were:

	Direct Award	Quick Quote	Open Tender	Restricted Tender	Framework Call-Off	**Total**
Goods	0	0	0	0	2	2
Services	0	0	14	0	3	17
Works	0	0	0	0	0	0

The detail of these regulated procurements is provided below:

Date of Award	Successful Supplier	Contract Title	Estimated Contract Value	Contract Duration
27/11/2025	Thomas and Adamson	Single Building Assessments	£975,660	6 months
10/07/2025	ECD Architects Ltd	Design Team for External Wall Remediation Works	£152,792	24 months
06/05/2025	Enviraz (Scotland) Ltd	Asbestos Removal and Remedial Works	£68,200	36 months (1+1)
01/05/2025	Ramora Ltd	Landscape Maintenance	£542,760	36 months (1+1)
11/08/2025	Classic Lifts (Scotland) Ltd	Lift Maintenance	£111,240	36 months (1+1)
03/09/2025	Openview Security Services Ltd	Door Entry Maintenance 2025-30	£54,995.15	36 months (1+1)
24/07/2025	Bell Group Ltd	Reactive Repairs 2025-30	£6,136,980	36 months (1+1)
28/10/2025	Corgi Technical Services Ltd	Gas & Electric Audit Services	£169,925	36 months (1+1)
28/11/2025	Net Call Technologies	Liberty Converse CX (Omni-channel System)	£92,370	48 months

Date of Award	Successful Supplier	Contract Title	Estimated Contract Value	Contract Duration
31/01/2026	Equans Ltd	M&E Compliance Lot 1 Fans	£292,758	36 months (1+1)
31/01/2026	Equans Ltd	M&E Compliance Lot 2 Fire Safety	£54,326	36 months (1+1)
31/01/2026	Equans Ltd	M&E Compliance Lot 3 Water Monitoring	£126,951	36 months (1+1)
24/06/2025	HomeMaster	Housing Management System	£379,000	48 months
22/04/2025	Luths Services	M&E Engineer for Collina Street	£105,910	48 months
26/08/2025	NBM Cost Consultants	Employer's Agent, Principal Designer and QS Services for Maryhill Cross Affordable Housing Development	£67,340	60 months
22/08/2025	JM Architects	Architectural Services for Maryhill Cross Affordable Housing Development	£184,750	60 months
26/08/2025	Clyde Design Partnership	Civil/Structural Engineer Services for Maryhill Cross Affordable Housing Development	£101,500	60 months
18/12/2025	McCoy Development	Development Consultant	£423,500	60 months
04/12/2025	Cowal Design	Site Investigations for North Maryhill TRA	£165,788	6 months

Section 3 – Review of Regulated Procurement Compliance

3.1 Review of Compliance with Annual Procurement Strategy

The overall objective for Maryhill Housing's procurement strategy is to support the Association's Corporate Plan by delivering effective, consistent, best practice procurement across the whole organisation.

The following summarises the key commitments set out in the 2024/25 Annual Procurement Strategy document, how we intended to achieve these and then measures compliance for the regulated procurement undertaken in 2024/25.

Procurement duty per 2014 Act requirements	Compliance
Procurement is fair and complies with legal requirements	• All procurement activity across the organisation aligned with our Procurement & Community Benefits Policy and Procurement Procedures. • Training was provided to all relevant staff on the Policy and Procedures.

Procurement duty per 2014 Act requirements	Compliance
	• All procurement activity complied with statutory and regulatory requirements. • Contracts were structured in such a way as to assist, wherever practical, local suppliers, small and medium enterprises and the third sector to tender for appropriate contracts. • Relevant contracts included a Community Benefits clause. • Relevant contracts included sustainable procurement requirements.
Economically, environmentally, and socially responsible manner	For every appropriate regulated procurement, consideration was given, in conducting the procurement, to how we could: • improve the economic, social, and environmental wellbeing of our area of operation, • facilitate the involvement of small and medium enterprises, third sector bodies and supported businesses in the process, and • promote innovation. We sought benefits in economic, environmental, social, and health within the communities in which we operate, with a particular focus on reducing inequality.
Value for Money in a sustainable manner	Where no appropriate frameworks were in place and where the estimated value of the contract was equal to or greater than £50,000 for goods and services and £100,000 for works, we awarded contracts on the basis of the most economically advantageous tender (MEAT) which balanced value for money and the required quality of the service, goods or works being procured, except in exceptional circumstances where the Association's Procurement Policy allows for deviation from this approach in specific instances. Where relevant, we considered the whole-life cost of the goods or services being procured. At the end of each regulated procurement, we undertake procurement review exercise including lessons learned.
Treat all suppliers and contractors equally and without discrimination	We are committed to ensuring our procurement processes treat contractors equally and without discrimination. We used clear and precise language which prevents broad interpretation. We considered contract size to maximise returns including the opportunity to break requirements into smaller lots as appropriate.

Procurement duty per 2014 Act requirements	Compliance
	For regulated procurements, all suppliers were required to provide details of any equality policies and systems that they have in place that will be utilised when delivering the contract.
Procurement is operated in an open, transparent, and inclusive way	We acted in a transparent and proportionate manner in our procurement processes. Consideration was given to procuring from existing frameworks. Where an existing framework was not available, we used the Public Contracts Scotland website for all regulated procurement opportunities. Our evaluation criteria were set to be proportionate and relevant to our needs to make sure smaller suppliers were not disadvantaged. Our Annual Procurement Report includes our procurement plans for the next two financial years. This provides suppliers with an indication of when contracts will be procured and assists them in bidding for our work.
Procurement process is proportionate to the item being procured	The Procurement & Community Benefits Policy and Procurement Procedures set out appropriate routes for different types and value of procurement. We have introduced a Procurement Planning Form for all procurements >£10k to ensure the procurement requirements are defined from the beginning of the process. This means that the specific procurement approach adopted in each case takes account of the nature, scale and value of the contract being awarded.
Procurement processes are as simple, clear, and proportionate as possible to help facilitate the participation of small and medium size businesses, third sector organisations and supported businesses	We act in a transparent and proportionate manner in our procurement processes. Our evaluation criteria are set to be proportionate and relevant to our needs to make sure smaller suppliers are not disadvantaged. We use clear and precise language in our procurement processes to ensure a common understanding of requirements. We consider contract size, including the opportunity to break requirements into smaller lots. We consider during the procurement planning whether the contract can be reserved for supported businesses.

Procurement duty per 2014 Act requirements	Compliance
Procurement operates in a manner that improves the economic, social, and environmental well-being within the communities in which we operate, with a particular focus on reducing inequality	For every appropriate regulated procurement, we considered how, in conducting the procurement, we could: • improve the economic, social, and environmental wellbeing of our area of operation, • facilitate the involvement of small and medium enterprises, third sector bodies and supported businesses in the process, and • promote innovation.
Maximise the inclusion of appropriate Community Benefits requirements	We complied with the legal duty for explicit Community Benefits clauses required on all contracts above £4m that commence on or after 1 June 2016. Additionally, we considered including Community Benefits requirements for all procurement over £50k for goods and services, and over £100k for works. This Annual Procurement Report includes a summary of any Community Benefits in place and planned in future already determined contracts. Delivery of Community Benefits was monitored regularly as part of effective contract management.
Collaborative working	We considered, for all regulated procurement, the potential for us to work creatively and collaboratively with partners to support the local economy in Maryhill and North Glasgow and identify opportunities for joint procurement initiatives**.**
Consultation	In relation to each procurement process we included relevant and proportionate consultation with our customers and other stakeholders to enable the views of those affected to be expressed and considered and did not adopt a 'one size fits all' approach to consultation. During 2025/26 we consulted with customers as part of the procurement process for relevant contracts. We ensured that consultation is accessible across our customer base in line with our Equality & Diversity Strategy.
Fair Work Practices	We incorporated Fair Work First within all relevant procurement processes by asking bidders to describe how they were committed to adopting Fair Work First: • appropriate channels for effective voice, such as trade union recognition, • investment in workforce development,

Procurement duty per 2014 Act requirements	Compliance
	• no inappropriate use of zero hours contracts, • action to tackle the gender pay gap and create a more diverse and inclusive workplace, • providing fair pay for workers (for example, payment of the real Living Wage), • offer flexible and family friendly working practices for all workers from day one of employment; and • oppose the use of fire and rehire practices.
Health & Safety	We promoted compliance with the Health & Safety at Work etc. Act 1974.
Fairly and ethically traded	We sought to ensure, where possible, that the goods and services purchased are fairly and ethically traded. For regulated procurement, our contract terms and conditions enable us to end a contract if the contractor or subcontractor fails to keep to their legal duties in the areas of environmental, social or employment law when carrying out the contract.
Payment to contractors	We aimed to ensure that, as far as reasonably practicable, payments due to contractors and subcontractors are paid within 30 days. We achieved 85% compliance with this target during 2025/26.

3.2 Plan to Improve Future Compliance

No areas have been identified above as 'Action required' where the commitment was not fully actioned during 2025/26.

Section 4 – Community Benefit Summary

4.1 Community Benefit Clauses in 2025/26 Regulated Procurement

We did not have any regulated procurement above the £4m legal requirement for community benefits clauses undertaken during 2025/26.

The Association's Procurement & Community Benefits Policy commits us to considering the inclusion of community benefits clauses in all goods or services contracts above £50,000 and all works contracts above £100,000.

During 2025/26 community benefits were included in 18 of the contracts procured during that year, securing benefits to a total of £112,256.

4.2 Community Benefits Delivered in 2025/26

As some of the contracts procured in the year span more than one financial year, not all community benefits secured are delivered in the same year.

During 2025/26 community benefits to a total of £48,066 were delivered in the following ways:

- Cash paid to our Maryhill Helps Community Fund.
- Safer Homes Event
- Garden Tidy Ups
- Attending Career Fayre
- Volunteer days
- Provision of IT equipment
- 6 jobs created

Section 5 – Supported Business Summary

5.1 Public sector bodies are encouraged where possible to restrict the tendering process for goods or services to supported factories and businesses only.

5.2 Supported businesses are those businesses which fulfil both of the following criteria:

- Firstly, the business' primary aim must be for the social and professional integration of disabled or disadvantaged persons.
- Secondly, at least 30 per cent of the employees of those businesses should be disabled or disadvantaged.

5.4 The Association does not currently have any contracts in place with supported businesses.

Section 6 – Future Regulated Procurement Summary

6.1 The Association expects to undertake £57.7m of regulated procurement over the course of 2026/27 and 2027/28, however this may be subject to change. The following table provides a summary of our anticipated contract requirements for the following two financial years:

2025/26

Type	Contract Area	New or re-let of contract	Estimated total contract value	Expected contract notice date	Expected contract award date	Expected contract start date	Expected Contract Length
Works	Development works – North Maryhill TRA	New	£16.4m	Aug 2026	Jan 2027	May 2027	3 Years
	Development works – Oran Street	New	£3.7m	Nov 2026	Mar 2027	May 2027	2 years
	Mini-Multis Balconies – Fire Improvement Works	New	£3.4m	Aug 2026	Sept 2026	Oct 2026	2 Years
Services	Gas Servicing & Maintenance	Re-Let	£1.5m	Jun 2026	Jul 2026	Oct 2026	5 Years (3+1+1)
	Pest Control	New	£500k	Mar 2026	Apr 2026	May 2026	5 Years (3+1+1)
	Glenavon Structural Surveys	New	£100k	May 26	May 26	Jun 26	4 Weeks
	Legal Services	Re-Let	£1.4m	Dec 2026	Feb 2027	Mar 2027	5 Years (3+1+1)

Type	Contract Area	New or re-let of contract	Estimated total contract value	Expected contract notice date	Expected contract award date	Expected contract start date	Expected Contract Length
	External Audit	Re-Let	£150k	Jan 2027	Sep 2027	Oct 2027	5 Years (3+1+1)
	Provision of Connectivity & Internet Service	Re-Let	£80K	Dec 2026	Feb 2027	Apr 2027	3 Years
	Communal Electricity Supply	Re-Let	£700k	Sept 2026	Oct 2026	Nov 2026	3 Years
	Network Support & Disaster Recovery	Re-Let	£75k	Jan 2027	Mar 2027	Apr 2027	3 Years
	Landlord H & S Advice	Re-Let	£50k	May 2025	Jul 2027	Sept 2027	5 Years (3+1+1)

2027/28

Type	Contract Area	New or re-let of contract	Estimated total contract value	Expected contract notice date	Expected contract award date	Expected contract start date
Works	Development works – Collina Street	New	£29.6m	Jun 2027	Sept 2027	Apr 2028

Section 7 – Annual Procurement Report Ownership & Contact Details

7.1 Debbie Watt, Procurement Manager – dwatt@maryhill.org.uk