



MARYHILL HOUSING

Annual Procurement Strategy

2024-2025

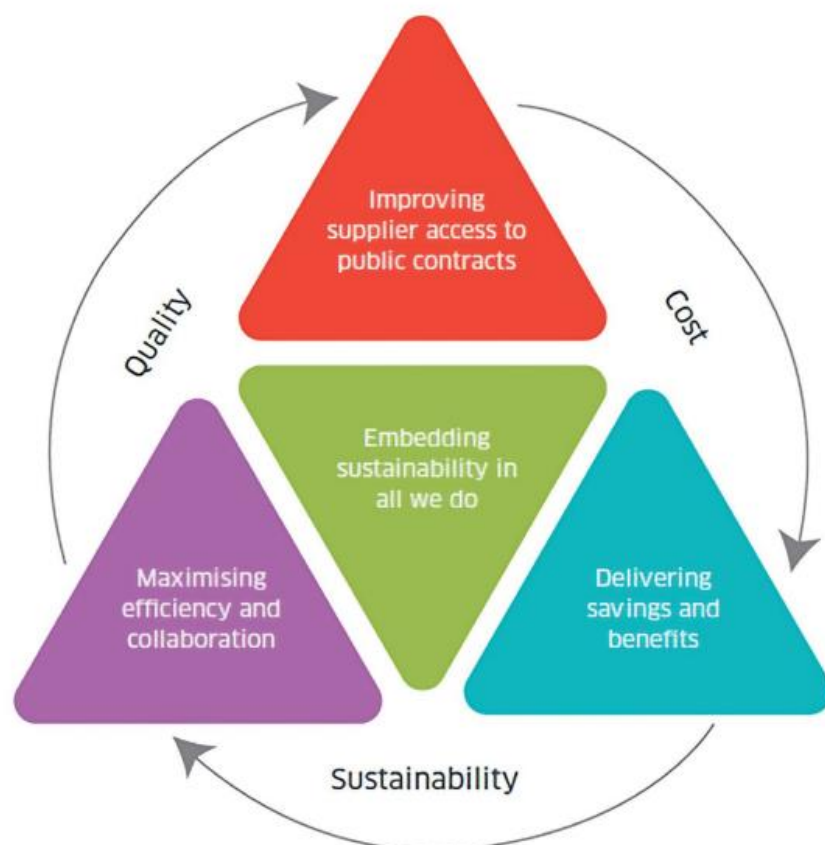
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1. Introduction

1.1. Maryhill Housing Association's (MHA's) Procurement Strategy is aligned with the Association's Corporate Plan 2024-25 and ensures compliance with:

- The Procurement Reform (Scotland) Act 2014
- The Public Contracts (Scotland) Regulations 2015
- The Procurement (Scotland) Regulations 2016
- Guidance under the Procurement Reform (Scotland) Act 2014 (issued May 2022)

1.2. At the heart of this Procurement Strategy and the Scottish Government's strategy, is the concept of value for money in procurement - an informed balance between cost, quality, and sustainability. The Value for Money triangle illustrates the Scottish Model of Procurement.



2. Procurement Vision

2.1. MHA is committed to maximising value for money in all its transactions, and, in conducting its daily business, staff will consider the Association's wider responsibilities in terms of legal, moral, social, economic, and environmental impact. Effective procurement will support the Association's Corporate Plan 2024-25 and will:

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

3. Procurement Strategy Rationale

3.1. MHA's Corporate Plan 2024/25 sets out the Association's vision as:

Great homes in strong and thriving communities.

3.2. Within our Corporate Plan key deliverables, we are committed to:

Ensuring rent remains affordable and the Association provides value for money.

3.3. Effective procurement is a key strand in achieving Value for Money.

3.4. This procurement strategy sets out our strategic approach to procurement within a challenging economic, legislative, and regulatory environment. The statements within Section 5 demonstrates how the Association will deliver the requirements of the Procurement Reform (Scotland) Act and provides actions and processes required to operate and maintain a cost-effective procurement system.

3.5. The Strategy is relevant to all staff involved in buying goods and services on behalf of the Association, including management staff responsible for authorising, and monitoring all transactions.

4. Strategic Aims, Objectives, and Key Priorities

4.1. MHA's Corporate Plan 2024/25 sets out the Association's long term strategic objectives:

- *Improve customer experience,*
- *Enable better lives,*
- *Provide places to feel proud of, and,*
- *Develop a sustainable business.*

- 4.2. This procurement strategy will contribute to all four strategic objectives.
- 4.3. Staff involved in procurement will consider how to incorporate our values throughout the tendering processes to support the strategic aims of the Association. Our values are:
- *Embracing people's differences,*
 - *Keep improving,*
 - *Take responsibility, and,*
 - *Think customer first.*

5. Strategy Commitments

- 5.1. The following strategy commitments confirm MHA's commitment to adhering to the requirements of the procurement Reform (Scotland) Act. The Association believes that these legal requirements strongly and positively align with our desire to procure in an appropriate, effective, and sustainable manner.

Procurement duty per 2014 Act requirements	Strategy Commitments
Procurement is fair and complies with legal requirements	<p>We will ensure that:</p> <ul style="list-style-type: none"> • all procurement activity across the organisation aligns with our Procurement & Community Benefits Policy and Procurement Toolkit, • training is provided to all relevant staff on the Policy and Toolkit, • all procurement activity complies with statutory and regulatory requirements, • contracts are 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 include a Community Benefits clause, and, • relevant contracts include sustainable procurement requirements.
Economically, environmentally, and socially responsible manner	<p>We will, for every appropriate regulated procurement, consider how, in conducting the procurement, we can:</p> <ul style="list-style-type: none"> • 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.

Procurement duty per 2014 Act requirements	Strategy Commitments
	<p>We will seek benefits in economic, environmental, social, and health within the communities in which we operate, with a particular focus on reducing inequality.</p>
Value for Money in a sustainable manner	<p>Unless procuring as a direct call off from a framework, or as an exceptional item in line with our Procurement Policy, where the estimated value of the contract is equal to or greater than £50,000 for goods and services and £100,000 for works, we will award contracts on the basis of the most economically advantageous tender (MEAT) which balances value for money and the required quality of the service, goods or works being procured.</p> <p>Where relevant, we will consider the whole-life cost of the goods or services being procured.</p> <p>At the end of each regulated procurement, we will complete a review of the procurement exercise including lessons learned.</p>
Treat all suppliers and contractors equally and without discrimination	<p>We are committed to ensuring our procurement processes treat contractors equally and without discrimination.</p> <p>We will use clear and precise language which prevents broad interpretation.</p> <p>We will consider contract size to maximise returns including the opportunity to break requirements into smaller lots as appropriate.</p> <p>For regulated procurements, all suppliers are required to provide details of any equality policies and systems that they have in place that will be utilised when delivering the contract.</p>
Procurement is operated in an open, transparent, and inclusive way	<p>We will act in a transparent and proportionate manner in our procurement processes.</p> <p>Our evaluation criteria are set to be proportionate and relevant to our needs to make sure smaller suppliers are not disadvantaged.</p> <p>Our Annual Procurement Report will include our procurement plans for the next two financial years. This will provide suppliers with an indication of when contracts will be procured and assist them in bidding for our work.</p> <p>Consideration will be given to procuring from existing frameworks.</p>

Procurement duty per 2014 Act requirements	Strategy Commitments
	<p>Where an existing framework route is not selected, we will use the Public Contracts Scotland website for all regulated procurement opportunities.</p> <p>We will use clear and precise language in our procurement processes to ensure a common understanding of requirements.</p>
Procurement process is proportionate to the item being procured	<p>We will ensure that the specific procurement approach adopted in each case takes account of the nature, scale and value of the contract being awarded.</p> <p>The Policy sets out appropriate routes for different types and value of procurement.</p> <p>This is strengthened in the Procurement Toolkit, which provides guidance on the appropriate processes' dependent upon the category of procurement in each case.</p>
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	<p>We will act in a transparent and proportionate manner in our procurement processes.</p> <p>Our evaluation criteria are set to be proportionate and relevant to our needs to make sure smaller suppliers are not disadvantaged.</p> <p>We will use clear and precise language in our procurement processes to ensure a common understanding of requirements.</p> <p>We will consider contract size, including the opportunity to break requirements into smaller lots.</p> <p>We will give consideration during the procurement planning whether the contract can be reserved for supported businesses.</p>
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	<p>We will, for every appropriate regulated procurement, consider how, in conducting the procurement, we can:</p> <ul style="list-style-type: none"> • 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. <p>This will form part of our Procurement Toolkit.</p>

Procurement duty per 2014 Act requirements	Strategy Commitments
	<p>We will seek, but not exclusively, benefits in economic, environmental, social and health related areas where they are relevant to the procurement being undertaken.</p>
<p>Maximise the inclusion of appropriate Community Benefits requirements</p>	<p>We will comply with the legal duty for explicit Community Benefits clauses required on all contracts above £4m that commence on or after 1 June 2016.</p> <p>Additionally, we will consider including Community Benefits requirements for all procurement over £50k for goods and services, and over £100k for works.</p> <p>Delivery of Community Benefits will be monitored regularly as part of effective contract management.</p> <p>Our annual Procurement Report will include a summary of any Community Benefits in place and planned in future already determined contracts.</p>
<p>Collaborative working</p>	<p>We will consider, 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.</p>
<p>Consultation</p>	<p>We will include relevant and proportionate consultation with our customers and other stakeholders to enable the views of those affected to be expressed and taken into account.</p> <p>During 2023 we will consult with customers as part of procurement process for relevant contracts.</p> <p>We will consider what consultation is required in relation to each procurement process and will not adopt a 'one size fits all' approach.</p> <p>We will ensure that consultation is accessible across our customer base in line with our Equality, Diversity & Inclusion Strategy.</p>
<p>Fair Work Practices</p>	<p>We will incorporate Fair Work First within all relevant procurement processes, by asking bidders to describe how they are committed to adopting Fair Work First:</p> <ul style="list-style-type: none"> • appropriate channels for effective voice, such as trade union recognition, • investment in workforce development, • no inappropriate use of zero hours contracts,

Procurement duty per 2014 Act requirements	Strategy Commitments
	<ul style="list-style-type: none"> • 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 will promote compliance with the Health & Safety at Work etc. Act 1974.
Fairly and ethically traded	<p>We will seek to ensure, where possible, that the goods and services purchased are fairly and ethically traded.</p> <p>For regulated procurement, our contract terms and conditions will 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.</p>
Payment to contractors	We will ensure that, as far as reasonably practicable, payments due to contractors and subcontractors are paid within 30 days.

6. Procurement Forecast

6.1. Our anticipated procurement activity during 2024/25 is set out in **Appendix 1**.

7. Implementation, Monitoring, Reviewing and Reporting

7.1. This strategy is underpinned by Procurement & Community Benefits Policy and Procurement Toolkit which will be followed for all procurement activity with a contract value above £3,000.

7.2. In accordance with the Procurement Reform (Scotland) Act, the Association will maintain and publish a Contract Register for all regulated procurement (which is procurement of goods or services over £50k or works over £2m). This Contract Register will capture the information required to enable compilation and publication of the Annual Procurement Report.

7.3. All staff undertaking procurement activity are responsible for ensuring that:

- all procurements are undertaken in line with the Procurement Toolkit, and,
- all regulated procurement is recorded in the Contract Register.

7.4. The Director of Resources has responsibility for:

- Strategic oversight of MHA's policy, strategy, procedures, and practices in respect of procurement.
- Presenting the Annual Procurement Strategy to Board for approval in March each year, and after approval ensuring publication and notification to Scottish Ministers.
- Ensuring the Annual Procurement Report is completed and submitted to Scottish Ministers by the end of August each year.

7.5 The Procurement Manager has responsibility for:

- Encouraging compliance with regulatory guidelines and best practice across the organisation,
- Reviewing the Procurement & Community Benefit Policy and Annual Procurement Strategy,
- Following Board approval of the Annual Procurement Strategy, publishing and notifying to Scottish Ministers, and,
- Compiling and publishing the Annual Procurement Report by the end of August each year, notify Scottish Ministers and submit the Annual Procurement Report template return.
- Publishing the Contract Register,
- Monitoring procurement activity undertaken with a contract value above £10,000; and,
- Reporting to the Board, tenants, and the Scottish Government in respect of the Associations' procurement activities.

8. Strategy Ownership & Contact Details

8.1. Strategic responsibility and corporate accountability for procurement activity of MHA sits with the Director of Resources.

8.2 Operational oversight and delivery of procurement activity of the Association sits with the Procurement Manager and the post holder is the first point of contact for procurement related enquiries:

Procurement Manager
Maryhill Housing
45 Garrioch Road
Glasgow
G20 8RG

Tel: 0141 946 2466

Email: d watt@maryhill.org.uk

Appendix 1

Procurement Planned for 2024/25

In 2024/25 the Association anticipates undertaking the following regulated procurement (goods or services over £50k or works over £2m) totalling **£8.03m**.

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	Voids	Re-let	£4.3m	May 2024	Aug 2024	Sept 2024
Goods & Services	Landscape Maintenance	Re-let	£250k	Dec 2024	Mar 2025	May 2025
	HR & Payroll Management System & Support	Re-let	£80k	Jun 2024	Sep 2024	Oct 2024
	Medical Adaptations	Re-let	£60k	Dec 2024	Feb 2025	Apr 2025
	Close Cleaning	Re-let	£1.1m	Jun 2024	Aug 2024	Sep 2024
	Landlord Health & safety	Re-let	£50k	Jul 2024	Aug 2024	Sep 2024
	Painter Work	Re-let	£1.5m	May 2024	Jul 2024	Sep 2024
	Glenavon Design Team	New	£70k	Jun 2024	Aug 2024	Sep 2024
	Hathaway Lane Design Team	New	£80k	Apr 2024	Jul 2024	Sep 2024
	Maryhill Cross Design Team	New	£250k	Apr 2024	Jul 2024	Sep 2024
	CCTV Servicing and Maintenance	Re-let	£50k	May 2024	Jun 2024	Jul 2024
	Stock Condition Survey	New	£240k	Apr 2024	Jun 2024	Jul 2024