Procurement Strategy 2026/27

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1. Introduction

1.1. ng homes is a 'contracting authority' for the purposes of the Public (Contacts) Scotland Regulations 2015.

1.2. Procurement is the acquisition of goods, services or works. Regulated Procurements are, for the purposes of the Procurement Reform (Scotland) Act 2014, any contracts in excess of £50,000 for goods and services contracts and £2 million for works contracts.

1.3. ng homes has recently had significant capital expenditure due to the delivery of a fire safety and energy efficiency works programme in its' multi-storey flats alongside a rolling programme of compliance and planned investment works in the remaining stock.

1.4. This Procurement Strategy is to provide a framework for the effective and efficient planning of future procurement activities of the organisation.

1.5. This Procurement Strategy **2026/27** is designed to ensure that ng homes comply with its duties under Section 15 of the Procurement Reform (Scotland) Act 2014 which states that:

- A contracting authority which expects to have a significant procurement expenditure in the next financial year must, before the start of that year, prepare a Procurement Strategy setting out how the Authority intends to carry out regulated procurements.

- An authority which has significant procurement expenditure in a year if the sum of the estimated values of the contracts to which its regulated procurement in that year is equal to, or greater than, £5,000,000.

1.6. The Strategy aims to equip ng homes with the direction required to continue to achieve the overarching goals of sustainable procurement, value for money and effective social responsibility in purchasing. Furthermore, it seeks to demonstrate appropriate standards of governance and accountability in relation to expenditure during the period of the Strategy.

1.7. The Strategy sets out how we will ensure that our regulated procurements will:

- Contribute to the carrying out of our functions and achievement of our purposes.
- Deliver value for money.
- Enable us to treat tenderers equally and without discrimination.
- Demonstrate we act in a transparent and proportionate manner.
- Be compliant with the sustainable procurement duty.

1.8. Furthermore, the Strategy includes statements of our approach to the following key features of sustainable procurement:

- The use of community benefit requirements.
- Consulting and engaging with those affected by our procurement.
- The payment of the living wage.
- Promoting compliance by contractors and sub-contractors with Health and Safety at work etc. Act 1974.
- The procurement of fairly and ethically traded goods and services.

1.9. In a time of ongoing financial pressure, ng homes recognises that commitment to and communication of this Strategy will help the organisation to achieve efficient, effective, and sustainable procurement and in so doing, continue to deliver excellent services which make the best use of both the public money available and the organisation's own resources. The Strategy will help to demonstrate best value, continuous improvement, sound performance management, partnership working, community benefits and sustainable development.

2. Procurement Vision and Mission Statement

2.1. Our mission is to provide quality homes and ongoing community regeneration and empowerment.

2.2. Our priorities are based around five key themes:

- Prudent financial management
- Continuous improvement
- Growing our business
- Creating a positive culture
- Robust governance

2.3. Our approach to procurement, particularly with high value expenditure, has a critical role in assisting with addressing these priorities and impacts on the performance and success of the organisation. The procurement activity of ng homes must support value for money in its purchasing decisions while supporting financial sustainability, excellent customer services, meeting statutory obligations and environmental legislation.

2.4. This Strategy provides strong procurement governance through knowledge, collaboration, and communication to deliver best value in support of our business activities and seeks to enable our procurement activities to contribute to the overall vision of ng homes.

2.5. In summary, our procurement vision is to achieve excellent procurement performance through advanced sustainable procurement practices for the benefit of ng homes and its stakeholders.

3. Strategic Context

3.1. The Procurement Reform (Scotland) Act 2014 ('The Act') provides a national legislative framework for sustainable public procurement that supports Scotland's economic growth through improved procurement practice.

3.2. Under the Public Contracts Scotland Regulations 2015, ng homes are obliged to ensure, as a 'public body', its' procurement activity is compliant with relevant legislation.[1] ng homes will comply fully with all legislative requirements placed upon it to meet its' sustainable procurement duty.

3.3. As ng homes continues with a period of high capital investment through regulatory compliance works, planned investment and void works over the coming year **2026/2027**, our regulated procurement expenditure may exceed the £5 million threshold set by the Act and we are therefore required to produce a Procurement Strategy.

3.4. Notwithstanding this legislative requirement, the Strategy has been prepared in the context of ng homes' Business Plan **2026-2029.** It seeks to promote efficient, effective and sustainable procurement practices throughout the organisation that will reflect our vision, values and priorities.

3.5. ng homes acknowledge the need to remain viable and provide services that are affordable and cost effective for customers. ng homes appreciate the opportunities that the procurement

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1.1 *[1] The Organisation's procurement activities are also guided by:*

EU Treaty Obligations; EU procurement directives; Procurement Reform (Scotland) Act 2014

Procurement (Scotland) Regulations 2016

function presents to facilitate the delivery of savings and efficiencies through good procurement practice, while also positively contributing to the local economy through the appropriate use of community benefits.

3.6. The following principles must be at the heart of all ng homes' procurement activity:

- Accountability
- Integrity
- Efficiency
- Openness
- Fairness
- Transparency
- Equal treatment and non-discrimination
- Proportionality

3.7. To meet these standards, ng homes will ensure that all staff with purchasing responsibilities understand their responsibility in applying the key principles of public procurement.

3.8. As part of our commitment to continuous improvement, ng homes will continue to develop various procurement frameworks and will also utilise several pre-tendered national frameworks.

3.9. Finally, the organisation's internal audit function will continue to cover several procurement and contract management areas as part of the regular audit cycle. The findings from each audit will be reviewed and actioned by the Directorate Team and reported to the Audit, Risk and Compliance Committee.

4. Strategic Aims and Objectives

4.1. Strategic Aims

The purpose of the Strategy is:

To provide a framework for the organisation to consistently apply good procurement practice and legislative requirements across the organisation while delivering high-quality services that offer value for money.

To plan, monitor and review current and future procurement activities and ensure these activities encourage participation and sustainable economic growth.

To support the organisation in continuous improvement.

To enable sustainable procurement to contribute to the organisation's overall vision and to provide efficiencies to help the organisation deliver its key priorities and frontline services, including the improvement of the economic, social and environmental wellbeing of our geographical area of operation.

4.2. Strategic Objectives

The main aims will be supported by key strategic objectives:

- Ensure all procurement activities including tendering, awards, contract management and reporting procedures are in accordance with legislative and ethical requirements and comply with good procurement practice across the organisation.

- Ensure that procurement initiatives deliver best value for the money for the organisation.

- Ensure effective contract and supplier management so that business is conducted professionally and contractors comply with environmental, social and employment law throughout the life of the contract.

- Investigate joint working initiative and opportunities where appropriate.

5. Procurement Objectives

- Contracts will be awarded through genuine and effective competition unless there are exceptional reasons to the contrary. Justification for any deviation will be laid out in a clear, concise, unambiguous, and transparent manner.

- All procurement activity must be focused on the delivery of value for money; conducted to high professional standards in accordance with relevant guidance and to the relevant legal

requirements; and overseen by appropriately trained and authorised staff to minimise the risk of legal challenge.

- The organisation will achieve value for money through effective contract monitoring, management, and performance.

- The organisation aims to pay all contractors within 30 days of invoicing. The organisation will also remind contractors of their obligation to pay sub-contractors within 30 days of invoicing.

- Procurement activity will balance the cost and quality to ensure value for money.

- As a living wage employer, ng homes will encourage contractors to pay the living wage to employees.

- Tender evaluation will include criteria promoting compliance with Health and Safety at work Regulations, the organisation's customer service requirements and when appropriate and relevant will include corporate social responsibility criteria.

- Contractors will be split into smaller lots, where appropriate, to maximise competition, minimise purchasing cost and optimise efficient allocation.

- ng homes will explore modern methods of electronic procurement to support process improvement across the organisation.

- ng homes will investigate and embed into our contract requirements ways of improving contract performance.

- Community benefit clauses will be incorporated into all contracts with a value in excess of £2 million.

- Consultation on individual contracts will vary depending on the nature of the works and services being procured. The organisation is, however, committed to engaging with all its' stakeholders in its' procurement activity.

- ng homes will explore opportunities for innovation.

- ng homes, through its regulated procurement activity, will, where relevant, promote fairly and ethicality traded goods and services.

6. Financial Regulations

6.1. The Procurement Strategy **2026/27** should be read in conjunction with ng homes' Financial Regulations, in particular Delegated Authority Levels, Tendering Rules and Negotiation, to ensure that key requirements and controls are adhered to.

6.2. The CEO has the Delegated Authority to authorise expenditure for (a) goods and services up to a maximum of £50,000 and (b) emergency repair works up to a maximum of £400,000.

6.3. The following rules shall apply for tendering:

- Services/supplies less than or equal to £50,000 – The tender does not need to be publicly advertised. However, if not publicly advertised then a minimum of three quotes should be sought if considered appropriate to demonstrate value for money or 'called off' a pre tendered framework. The work must be authorised by CEO/ Deputy CEO/Director.
- Services/supplies estimated at over £50,000 (except in emergencies) - The tender should be advertised on Public Contracts Scotland.
- Works estimated to be under £2 million - The tender does not need to be publicly advertised. However, if not publicly advertised on PCS or Quick Quotes, then a minimum of three quotes should be sought if considered appropriate to demonstrate value for money, or 'called off' a pre tendered framework
- Works estimated to be over £2m – The tender should be advertised on Public Contracts Scotland and will be automatically diverted to Find a Tender Service (FTS) to be simultaneously advertised across the UK public sector.
- Under the Scottish Procurement Regulations, any contract can be directly awarded to ng homes' wholly owned subsidiaries without the need for competition or advertisement.

6.4. A negotiation may be entered into where the contract is below the Scottish Procurement thresholds, or for emergency works or works that are highly specialist in nature.

7. Implementing, Monitoring, Reviewing and Reporting

7.1. Now that ng homes has reached the threshold of £5m p.a. of regulated procurements, the organisation is required to publish its Procurement Strategy in accordance with the Procurement Reform (Scotland) Act 2014.

7.2. On publishing the Strategy, the organisation must notify the Scottish Ministers by sending an email to ProcurementStrategies@gov.scot with a copy of this strategy attached or a link where this strategy can be downloaded.

7.3. This publication covers the period **October 2026 - October 2027** and will be available via ng homes' website: http://www.nghomes.net

7.4. ng homes will prepare and publish an annual procurement report on its' procurement activities following the end of each financial year, which will provide details on all **regulated** procurement and address all matters contained within this Strategy. It will include reporting against all mandatory requirements of the Procurement Reform (Scotland) Act 2014 such as:

- A summary of the regulated procurements that have been completed during the year covered by the report.
- A review of whether the procurements complied with the organisation's Procurement Strategy.
- The extent to which any regulated procurements did not comply, and a statement detailing how the organisation will ensure that future regulated procurements do comply.
- A summary of community benefit requirements imposed as part of a regulated procurement that were fulfilled during the year covered by the report.
- A summary of any steps taken to facilitate the involvement of supported businesses in regulated procurement during the report period.
- A summary of regulated procurements expected to commence in the next two years.

7.5. The Directorate Team will review the Strategy and develop the approach to be taken during the year following best practice in the sector and beyond.

7.6. The CEO, in conjunction with the Directorate Team, will ensure that the organisation has policies and procedures in place to comply with the Procurement Regulations. Furthermore, the CEO will ensure that staff and governing body members receive any necessary training to allow them to fulfil their role in effective discharge of the organisation's procurement obligations.

7.7. Performance monitoring will take place through internal audit programmes and regular reports to the Audit, Risk and Compliance Committee and/or Board.

7.8. This Strategy will be reviewed annually and presented to the Committee and/or Board for approval to ensure compliance with the legislation and to enable ng homes to strategically respond to any changing environmental factors. The next review date is **October 2027**, or sooner if other guidelines, legislation or additional information comes into place.

8. Other Related Strategies, Policies and Procedures

- ng homes' Financial Regulations
- ng homes' Value for Money Strategy

9. UK General Data Protection Regulation 2021 (UK GDPR)

The group will treat your personal data in line with our obligations under the UK General Data Protection Regulation 2021 (UK GDPR) and our own Data Protection Policy. Information regarding North Glasgow HA Ltd - Charity No: SCO30635, how your data will be used and the basis for processing your data is provided in our Fair Processing Notices. The organisation will treat your personal data in line with our obligations under the UK General Data Protection Regulation and our own Data Protection Policy. Information regarding how your data will be used and the basis for processing your data is provided in our Fair Processing Notices.

10. Equality Impact Assessment

This Strategy is equally applicable to all. It is recognised that in applying this Strategy any necessary action will be taken where appropriate, including making reasonable adjustments, to ensure that there is no detrimental impact to protected characteristics groups.

11. Policy Review

This Strategy will be reviewed every year or earlier in line with the procurement regulations, or earlier in line with regulatory or legislative guidance/changes or good practice guidelines.

Appendix : Regulated Procurement Threshold and Timescales

Estimated Value	Definition	Tender Process	Tender Activity	Minimum Advertising Requirements	Guide Timescales	Other Considerations

Note: There are no new **regulated** procurements currently planned for the forthcoming year, should this change, the table will be updated. Existing frameworks will continue to be utilised for contract 'call offs' and any contract extensions available within measured term contracts will be applied.