

CLYDE VALLEY GROUP

Appendix 2: Annual Procurement Report

April 2025 to March 2026

Published: August 2026

Approved: Director of Property and Development

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Executive Summary

This report reviews Clyde Valley Housing Association’s procurement activity for the year 1 April 2025 to 31 March 2026 against the objectives of our Procurement Strategy, published March 2026.

Regulated contracts awarded:

3 contracts with a combined estimated value of £3,599,541,
all awarded through established framework agreements.

Supplier profile:

2 of the 3 suppliers are SMEs
and 1 is an accredited real Living Wage employer.

Compliance:

zero procurement complaints and zero legal challenges received during the year;
all regulated procurements followed the Scottish Government Procurement Journey.

Community benefits:

community benefit requirements were included in all contracts awarded during the year.
No contracts were awarded to supported businesses.

Forward pipeline:

41 planned regulated procurements for 2026-28 with an estimated total value of £29.86m,
subject to confirmation of values currently marked TBA.

Strategy:

our most recent Procurement Strategy was published in March 2026,
It is available on our website and shared with Scottish Government minsters in line with good practice.

Conclusion: The Group met its regulatory procurement obligations in full during 2025/26 and continues to strengthen contract and supplier management, payment performance and community benefit delivery.

Introduction

The Procurement Reform (Scotland) Act 2014 (PRA) requires any public organisation which has an estimated annual regulated spend of £5m or more to develop and publish a Procurement Strategy. This requirement took effect from 31 December 2016. In addition, organisations (including RSL's) are required to publish an Annual Procurement Report, reviewing their procurement activity against the aims and objectives set down in their Procurement Strategy. This is the fourth Annual Procurement Report for Clyde Valley Housing Association. The Group's regulated procurement spend in 2025/26 was below the £5m statutory threshold; we publish this report voluntarily as a matter of good practice and in line with Scottish Government statutory guidance.

The Clyde Valley Group ("CVG", "the Group") is a thriving social business recognised for innovative and partnership approaches to meeting community needs. Owning circa 5,000 homes we deliver high quality services to over 8,000 people across four local authorities in Scotland. Our services are delivered through our charitable Registered Social Landlord, Clyde Valley Housing Association, and our mid-market letting and property management subsidiary, Clyde Valley Property Services.

Each part of the Group is focussed on delivering excellence no matter what they do and we remain firmly rooted in our communities, providing services tailored to the needs of our individual customers.

The Group's activities cover principally North Lanarkshire and South Lanarkshire, with interests in Glasgow and East Dunbartonshire. The Clyde Valley family comprises of:

- **Clyde Valley Housing Association Limited** ("CVHA") is the largest part of the Group and our main operating company with a 30-year track record of delivering housing management services. CVHA is incorporated in Scotland and is a Registered Social Landlord registered with the Financial Conduct Authority under the Cooperative and Community Benefit Societies Act 2014 and is also a Scottish charity. At 31 March 2026, CVHA owned or managed circa 5,000 affordable homes.
- **Clyde Valley Property Services Limited** ("CVPS") is our wholly owned subsidiary of CVHA which provides management services to the Group's market and mid-market rented homes, provides property management services to over 3,300 customers who own their properties and manages a small portfolio of properties on behalf of private landlords. The principal activities of CVPS are to manage properties through Scottish Private Residential Tenancy Agreements at mid-market rents (MMR), as well as a range of activities not allowed to be undertaken by CVHA as a Scottish charity, such as commercial ventures, development of private homes for sale or rent and other income generating activities.

This report covers the period 1 April 2025 to 31 March 2026 and is presented as a record of the Clyde Valley's procurement activities during this period, showing not only how we have met our regulatory procurement requirements, but also how our procurement activity has facilitated delivery of Clyde Valley's broader aims and objectives.

Procurement Strategy

Our Procurement Strategy is reviewed annually with the latest published in March 2026.

Our Procurement Strategy aims to ensure that procurement planning reflects the Group’s aims and objectives. It provides us with an opportunity to not only co-ordinate current processes but also provide a clear pathway for identifying and acting on improvements to ensure that value for money is being obtained consistently when goods and services are purchased and that where relevant, the Group fully complies with obligations around all procurement legislation. The overall aim of the strategy is to maximise the benefits of procurement and make a positive impact on customers and service users, supporting the Group’s strategic aims.

Objectives

The main objectives of the strategy are to:

- 01**

Make sure procurement practice reflects our vision, values and strategic priorities.
- 02**

Secure commitment to excellent procurement from staff across the organisation.
- 03**

Provide a point of reference and focus for procurement matters.
- 04**

Plan the way forward on improving our procurement activities.
- 05**

Delivery demonstratable savings as part of a Group-wide efficiency and value for money focus.
- 06**

Ensure that we meet our sustainable procurement duty.
- 07**

Ensure that our procurement is carried out in compliance with legislation.

The Strategy must be read in line with our Procurement Manual, Standing Orders, Financial Regulations and Scheme of Delegation. The overall aim of our Procurement Strategy is to maximise the benefits of procurement and make a positive impact on customers and service users, supporting the Group’s aims.

Delivering Our Strategy in 2025/26

People

To create an environment where both our customers and employees feel valued, supported, and empowered to thrive. This means delivering outstanding service, providing clear communication, and fostering meaningful relationships that are built on trust and respect.

Place

To provide high quality homes and safe, inclusive and sustainable communities where people feel safe and want to engage with their neighbours’ and enjoy the area where they live.

Progress

Ensure Clyde Valley operates a successful, sustainable business while striving for excellence in governance and a commitment to continuous improvement.

Strategy Objective	What we did in 2025/26	Outcome
Compliance with procurement legislation	All regulated procurements run in line with the Procurement Reform (Scotland) Act 2014 and Public Contracts (Scotland) Regulations 2015, following the Scottish Government Procurement Journey.	Zero complaints and zero legal challenges.
Transparency and accountability	Published our Procurement Strategy, contract register and this Annual Procurement Report.	All three published and available on our website.
Value for money and savings	Awarded all three regulated contracts via competitive framework call-off.	Competitive framework call-off secured best value. As new requirements, there was no prior contract to benchmark against, so pricing was tested against framework rates rather than a cash saving.
Sustainable procurement duty	Sustainability and community benefit requirements considered in every regulated procurement.	Community benefits considered in all contracts with clear guidance developed in the year for contract owners.
Fair work and the real Living Wage	Fair work practices assessed as part of tender evaluation.	1 accredited real Living Wage employer among suppliers appointed in the year.
Supporting SMEs and local businesses	Framework routes selected to remain accessible to smaller suppliers.	2 of 3 suppliers appointed are SMEs.
Contract and supplier management	Reviewed our contract and supplier management guidance for contract owners and delivered training in this area.	New contractor and supplier management toolkit to be rolled out in 2026/27 and all Directors, Managers and Seniors trained in this area.
Staff capability	Delivered procurement training across the Group	All Directors, Managers and Seniors trained in this area to build capability and capacity.

Summary of Regulated Procurements Completed

Regulated procurement is defined by the Procurement Reform (Scotland) Act 2014 as public contracts for goods, services or works with a value exceeding specific thresholds, specifically £50,000 for goods and services and £2 million for works. The value of the procurement is measured over the total contract period, therefore a three-year contract worth £25k per annum is valued at £75k when awarded.

Even if no regulated procurements are made but total procurements for the year are worth £5 million or more, public bodies in Scotland are still required to publish both their procurement strategy and procurement report, with notification of publication (or copies of each document) to be sent to the Scottish Ministers.

Only three procurements awarded by Clyde Valley in 2025/26 were regulated, the total net value of tenders awarded was £3,599,541, as per the table below:

Contract Title	Supplier Name	Estimated Total Contract Value	Contract Start Date	Contract End Date
Contact Centre and CRM Platform	Softcat (Netcall)	£553,000	March 2026	March 2029
Windows and Doors	Sidey Contracts	£2,966,000	December 2025	December 2026
PV Panel Inspections	Valley Group Limited	£80,541	January 2026	November 2026
Regulated Procurements Completed and Estimated Total Contract Value 2025/26		£3,599,541		

The following points are noteworthy:

Framework routes

All the above contracts were awarded through Frameworks.

Living Wage

One company is an accredited Living Wage employer.

SME suppliers

2 companies listed above are SME, with no more than 249 employees – this accounts for 85% of the annual total.

Regulated spend

Total regulated spend awarded in year was £3,599,541, which is below the £5m statutory threshold for mandatory reporting.

Contract values

All contract values shown are estimated total values over the full contract term, exclusive of VAT.

Review of Regulated Procurement Compliance

In undertaking its regulated procurements, every care has been taken to ensure that Clyde Valley Housing Association awards its contracts to suppliers who are capable, reliable and who can demonstrate that they meet high ethical standards and values in the conduct of their business.

Aligned with best practice

Our procurement policy and procedure documents align fully with the Scottish Government Procurement Journey which follows best practice procurement in a legally compliant manner, and in line with the general duties of the relevant legislative Acts.

Supplier feedback

Feedback from suppliers that participated in our formal tendering processes has been positive, and the Group received **zero complaints or legal challenges** during 2025/26.

Regulatory commitment

As demonstrated via the successful delivery of our Procurement Strategy, the Group is committed to meeting all regulatory requirements and legislative changes.

Awards and contract register

All three regulated procurements completed in the year were awarded through established framework agreements, with contract award notices published on Public Contracts Scotland. Our contract register is published and reviewed regularly, and no contracts were extended or varied outwith the terms permitted by the original procurement.

Community Benefits and Supported Business Summary

Community Benefits Summary

Regulatory duty

The Public Contracts (Scotland) Regulations state for every procurement over £4m, Clyde Valley must consider how we can improve the economic, social, or environmental wellbeing of the local area through inclusion of community benefit clauses. This is to assist with achieving sustainability in contracts activity, including targeted recruitment and training, small business and social enterprise development and community engagement.

Where possible, relevant, and proportionate, and where they are considered not to have a negative impact on the delivery of value for money, such clauses may also be included in regulated procurements valued at below £4m.

Our approach

Clyde Valley’s approach to identifying community benefits is carried out on an individual project basis through engagement and consultation with stakeholders. As part of the tendering process, tenderers will be asked to describe their approach to delivery of community benefits noted within the tender specification. Tenderers will also be encouraged to identify additional benefits or opportunities that will deliver social value throughout the performance of the contract. Community Benefits will always be considered on a proportionate basis.

Delivered in 2025/26

Clyde Valley is committed to applying Community Benefits, where relevant and proportionate to do so. During 2025/26 community benefit requirements were included in all the contracts procured during the year. This figure covers all contracts procured in the year, not solely the three regulated procurements listed in this report.

Community benefits delivered in year: training delivered in key areas e.g. GDPR, school and college engagements, financial or in-kind contributions to community and Clyde Valley led projects.

Supported Business Summary

Reserved contracts

Regulation 21 of the Public Contracts (Scotland) Regulations 2015 allows public bodies the ability to reserve public contracts for supported businesses. Supported businesses provide essential job opportunities for disabled and disadvantaged people within our communities, enabling such employees to become more independent, while also delivering a range of excellent supplies and services.

Position in 2025/26

Clyde Valley does not have any contracts which are currently delivered through a supported business and no contracts were awarded to supported businesses during this period.

Looking ahead

In future periods, Clyde Valley is committed to seeking opportunities to award contracts to supported businesses. We will review the Scottish Government’s Supported Business Framework and our own pipeline to identify at least one procurement where a reserved contract or a supported business sub-contracting opportunity could be applied.

Continuous Improvement and Lessons Learned

Reviewing what worked well and what did not is central to improving procurement performance year on year. The following improvements were delivered during 2025/26, and the following priorities will be carried out during the next 2-3 years.

Improvements delivered in 2025/26

- Reviewed our contract and supplier management guidance and requirements setting out the Group's requirements for contract owners.
- Standardised procurement and contract documentation templates and aligned them with current legislation and best practice.
- Delivered procurement training across the Group to build capability and support compliant, better-informed buying.
- Ongoing regular review of both our Procurement Strategy and Procurement Policy.
- In the year we undertook our Continuous Improvement Programme for Procurement (CIPP) review with Scotland Excel – the outcome of which has informed an action plan for improvement.

Lessons learned

- Early engagement with business owners materially improves specification quality and reduces tender clarification volumes; earlier pipeline planning is required for the larger 2026/27 projects.
- Several planned procurements carried forward into the following year, indicating a need for more realistic scheduling and resourcing of the pipeline.
- Community benefit outcomes need to be measured and recorded consistently at contract level so delivery, not just inclusion, can be reported.
- No contracts have yet been awarded to supported businesses; a targeted review of the pipeline is required to change this.
- Preparing the CIPP evidence base highlighted the value of maintaining procurement documentation and records continuously rather than assembling them for assessment and confirmed where governance documents need refreshing.

Priorities going forward

- Implement consistent recording and annual reporting of delivered community benefits.
- Report payment performance metrics routinely to the Leadership Team.
- Continue to develop spend analysis and supplier profiling to inform the forward pipeline.
- Establish a savings and benefits methodology so value for money can be evidenced numerically in future reports.
- Proactively target supported business opportunity through procurement pipeline review.

Future Regulated Procurements Summary 2026-27

The table below summarises the future regulated procurements projected to be undertaken between 1 April 2026 and 31 March 2027. Values are estimated total contract values over the full contract term, exclusive of VAT. Entries shown as TBA are not yet quantified and are excluded from the total.

Contract Title	Expected Route to Market	Estimated Total Contract Value	Expected Contract Start Date	Expected Contract End Date
IT Support and Licensing	Open/Framework	£600,000	December 2026	December 2029
Fire Systems Servicing and Fire Compartmentation	Open	£500,000	September 2026	September 2029
Asbestos Surveys	Open/Framework	£60,000	January 2027	January 2030
Asbestos Removal and Remedial Works	Open/Framework	£150,000	January 2027	January 2030
Legionella Risk Assessments	Open/Framework	£80,000	January 2027	January 2030
Legionella Maintenance and Remedials	Open/Framework	£80,000	January 2027	January 2030
Fire Door – Servicing, Maintenance and Replacement	Open	£600,000	February 2027	February 2030
Secure Door Entry and Door Entry Systems	Open	£500,000	August 2026	August 2029
EICR, LD2, PAT and Rewires	Framework	£2,500,000	June 2026	June 2029
Douglas Project Consultancy	Framework	£150,000	June 2026	June 2027
Insurance Services	Open	£3,000,000	April 2026	March 2031
Legal Services	Open	£250,000	August 2026	August 2031
Out of Hours Call Handling	Open	£120,000	October 2026	October 2029
Waste Management and Estates	Open	£600,000	November 2026	November 2029
Close Cleaning	Open	£600,000	January 2027	January 2030
Carpets and Blinds	Quick Quote	£120,000	July 2026	July 2029
Queenzieburn Remediation Programme	Quick Quote	£2,000,000	October 2026	October 2027
Cyclical Gutter Cleaning and Maintenance	Open	£1,250,000	November 2026	November 2029
Stock Condition Survey	Open	£320,000	July 2026	July 2028

Future Regulated Procurements Summary 2026-27

Contract Title	Expected Route to Market	Estimated Total Contract Value	Expected Contract Start Date	Expected Contract End Date
Fencing Repairs and Replacement	Open	£400,000	November 2026	November 2029
PV Panels – Servicing and Maintenance	Open	£120,000	February 2027	February 2030
Shower Installation and Bathrooms	Quick Quote	£2,000,000	July 2026	July 2029
Windows and Doors	Framework	£3,200,000	September 2026	September 2027
Medical Adaptations	Open	£2,000,000	January 2027	January 2030
Recruitment Consultancy	Open/Framework	£150,000	February 2027	February 2027
Roofing Repairs and Replacement	Framework	£500,000	June 2026	June 2029
Damp and Mould Remedial Contractor	Open	£350,000	December 2026	December 2029
QS Appointment	Framework	£200,000	August 2026	August 2029
Cyber and Penetration Testing	Open	£120,000	November 2026	November 2029
Future Regulated Procurements Summary 2026 to 2027 (excluding TBA values)		£22,520,000		

Future Regulated Procurements Summary 2027-28

The table below summarises the future regulated procurements projected to be undertaken between 1 April 2027 and 31 March 2028. Values are estimated total contract values over the full contract term, exclusive of VAT. Entries shown as TBA are not yet quantified and are excluded from the totals below.

Contract Title	Expected Route to Market	Estimated Total Contract Value	Expected Contract Start Date	Expected Contract End Date
Asset Management System	Open/Framework	£240,000	November 2027	November 2030
Gas Audit	Open	£600,000	September 2026	September 2029
Fire Risk Assessments	Open	£100,000	January 2027	January 2032
Energy Performance Certificates	Open/Framework	£150,000	May 2027	May 2030
Sustainability/Net Zero Consultancy	Open	£250,000	April 2027	April 2030
Health and Safety Specialists	Open	£100,000	November 2027	November 2030
Treasury Management Services	Open	£80,000	September 2027	September 2030
Close Painting – Cyclical Maintenance	Open	£600,000	May 2027	May 2030
Kitchen Replacements	Open/Quick Quote	£2,000,000	April 2027	April 2030
Landscape Maintenance	Open	£600,000	September 2027	September 2030
Internal Audit Services	Open	£120,000	April 2027	April 2030
Gas Servicing, Reactive Repairs and Heating Upgrades	Open	£2,500,000	January 2028	January 2031
Future Regulated Procurements Summary 2027 to 2028 (excluding TBA values)		£7,340,000		
Total Estimated Regulated Procurement Contract Value 2026 to 2028 (excluding TBA values)		£29,860,000		

Responsible Officers, Publishing and Contact Details

RESPONSIBLE OFFICERS

Procurement and its governance is led by the Director of Finance and Corporate Services.

This report was approved by the Chief Executive and prepared by the Director of Property and Development.

PUBLISHING

This Annual Procurement Report is published on our website alongside our Procurement Strategy and our contract register, and Scottish Ministers are notified of publication in line with the Procurement Reform (Scotland) Act 2014. The next Annual Procurement Report, covering 1 April 2026 to 31 March 2027, will be published by August 2027.

CONTACT

Any questions or feedback about this report or about our procurement activity can be sent to cvha@cvha.org.uk.

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