



# Item No. 10

Meeting Date **Wednesday 9<sup>th</sup> May 2018**

## Glasgow City Integration Joint Board

**Report By:** Susanne Millar, Chief Officer, Strategy & Operations /  
Chief Social Work Officer

**Contact:** Jim McBride, Head of Adult Services (Homelessness /  
Addictions / Criminal Justice)

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### SUPPLY OF GOODS AND SERVICES WITH CITY BUILDING GLASGOW

<b>Purpose of Report:</b>	To advise the IJB of the conclusion of negotiations with City Building Glasgow for the continued provision of goods and services to the HSCP in pursuance of its duty to provide emergency accommodation to homeless households.
<b>Background/Engagement:</b>	The Council contracts with City Building Glasgow for all re-fitting work and the provision of household goods for homeless temporary furnished flats, which goods are manufactured by CBG's RSBi division.
<b>Recommendations:</b>	The Integration Joint Board is asked to:  a) note the contents of the report; b) note the Council's intention to execute the agreement in respect of the functions that are delegated to the IJB in relation to the provision of temporary furnished accommodation under the Housing (Scotland) Act 1987 and the storage of homeless persons' goods; c) request the Head of Adult Service: Homelessness, Addictions and Criminal Justice to ensure adequate contract monitoring arrangements are maintained throughout the life of the contract for the good and services that are procured for the purposes of accommodating homeless households; and d) direct the Council to put in place arrangements for the repair and maintenance (etc.) of temporary furnished flats.

**Relevance to Integration Joint Board Strategic Plan:**

Consistent with the Partnerships key priorities within the IJB Strategic Plan.

**Implications for Health and Social Care Partnership:**

<b>Reference to National Health &amp; Wellbeing Outcome:</b>	N/A
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<b>Personnel:</b>	There are no personnel implications arising from these proposals.
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<b>Carers:</b>	None
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<b>Provider Organisations:</b>	There are no implications for social care providers arising from the proposals within this report.
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<b>Equalities:</b>	N/A
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<b>Financial:</b>	Existing spend of £5.126m per annum is paid to City Building/RSBi. The goods and services are paid through the rental income generated through the provision of Temporary Furnished Accommodation. IJB spend is subject to budget monitoring.
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<b>Legal:</b>	The Director of Corporate Governance and Solicitor to the Council will be required to conclude the agreement on behalf of the Council in accordance with Council Standing Orders Relating to Contracts, on approval of the recommendations of this Report.
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<b>Economic Impact:</b>	The conclusion of this agreement will safeguard a number of posts within City Building/RSBi.
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<b>Sustainability:</b>	N/A
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<b>Sustainable Procurement and Article 19:</b>	Sustainable procurement principles have been incorporated in the re-provisioning exercise. There are no Article 19 implications.
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<b>Risk Implications:</b>	Failure to conclude the agreement will mean that the Council has no legal basis to engage with City Building/RSBi to deliver goods and services.
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<b>Implications for Glasgow City Council:</b>	Glasgow City Council will be required to enter a contractual agreement with City Building for the provision of goods and services in order that the IJB can discharge its statutory duties under the Housing (Scotland) Act 1987.
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<b>Implications for NHS Greater Glasgow &amp; Clyde:</b>	None
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<b>Direction Required to Council, Health Board or Both</b>	Direction to:	
	1. No Direction Required	
	2. Glasgow City Council	✓
	3. NHS Greater Glasgow & Clyde	
	4. Glasgow City Council and NHS Greater Glasgow & Clyde	

## 1. Background

- 1.1 In order to meet its statutory duties to provide emergency accommodation to homeless households Glasgow City Council leases 1517 properties from landlords within the city. The leasing arrangements attached to these properties require the Council to undertake a property management function to ensure that the properties are maintained to a let-able standard. This function is managed by the Temporary Accommodation Development Section within the HSCP.
- 1.2 The Council contracts with City Building Glasgow for all re-fitting work and the provision of household goods for homeless temporary furnished flats, which goods are manufactured by CBG's RSBi division.
- 1.3 The Council also contracts with CBG to provide removal and storage facilities in order to fulfil its statutory duty to store homeless applicants' household goods and belongings.

## 2. Current Contract

- 2.1 The contract also sets out the arrangements for the supply of school and office furniture to the Council.
- 2.2 Both of these contracts were agreed in 2008 as part of the transfers to CBG of RSBi and the Homeless Persons Storage Unit respectively. In order to comply with the Council's Governance procedures both agreements have now been reviewed, amended and consolidated under Teckal arrangements.
- 2.3 As GCC Financial Services use City Building Glasgow RSBi for the supply of goods in relation to the discharge of the statutory duty to deliver the Scottish Welfare Fund, this expenditure has also been brought into the contract for the first time.

### **3. Main Provisions of Proposed Contract**

- 3.1 The revised contract sets out the arrangements for the provision of a range of goods and services that are delivered by CBG/RSBI to the Council family. These are:
- All re-fitting work and the provision of household goods for homeless temporary furnished flats
  - Removal and storage facilities for homeless households furniture and belongings
  - Scottish Welfare Fund furniture and white goods
  - School furniture
- 3.2 The maximum IJB budget available for this contract is £4,875,700. This is apportioned as follows:
- £3,316,200 for furniture and furniture in storage
  - £1,559,500 for repairs to accommodation
- 3.3 The maximum available budget for the provision of goods for the Scottish Welfare Fund and education furniture supplies will be reported separately to Council Committee.
- 3.4 The actual value of the proposed agreement is not guaranteed by the Council and may vary from year to year during the proposed period of the agreement.
- 3.5 It is proposed that the period of the contract award will be three years with an option to extend by up to two annual extensions subject to satisfactory service review outcomes.
- 3.6 City Building RSBI will undertake re-fitting work, provide household goods for homeless temporary furnished flats. RSBI will also undertake to provide furniture removal and storage of homeless applicant's goods.
- 3.7 All work goods or services provided/carried out by City Building/RSBI in relation to the provision of homeless temporary accommodation will be instructed by the HSCP through the provision of a work order issued by Council staff.
- 3.8 The proposed agreement sets costs attached to all goods and service and the terms of payment. Mechanisms for price revision are also set out within the proposed agreement.
- 3.9 Contract management arrangements and dispute resolution mechanisms are set out within the proposed agreement. Quarterly, contract monitoring meetings are in place to monitor operational performance.

## **4. Recommendations**

4.1 The Integration Joint Board is asked to:

- a) note the contents of the report;
- b) note the Council's intention to execute the agreement in respect of the functions that are delegated to the IJB in relation to the provision of temporary furnished accommodation under the Housing (Scotland) Act 1987 and the storage of homeless persons' goods;
- c) request the Head of Adult Service: Homelessness, Addictions and Criminal Justice to ensure adequate contract monitoring arrangements are maintained throughout the life of the contract for the good and services that are procured for the purposes of accommodating homeless households; and
- d) direct the Council to put in place arrangements for the repair and maintenance (etc.) of temporary furnished flats.

## DIRECTION FROM THE GLASGOW CITY INTEGRATION JOINT BOARD

1	Reference number	090518-10-a
2	Date direction issued by Integration Joint Board	9 May 2018
3	Date from which direction takes effect	9 May 2018
4	Direction to:	Glasgow City Council only
5	Does this direction supersede, amend or cancel a previous direction – if yes, include the reference number(s)	No
6	Functions covered by direction	Homelessness Services
7	Full text of direction	Direct the Council to put in place arrangements for the repair and maintenance (etc.) of temporary furnished flats.
8	Budget allocated by Integration Joint Board to carry out direction	Existing spend of £5.126m per annum is paid to City Building/RSBi. The goods and services are paid through the rental income generated through the provision of Temporary Furnished Accommodation. IJB spend is subject to budget monitoring.
9	Performance monitoring arrangements	In line with the agreed Performance Management Framework of the Glasgow City Integration Joint Board and the Glasgow City Health and Social Care Partnership.
10	Date direction will be reviewed	May 2019