



PROJECT DETAILS

CLIENT Perth & Kinross Council

PROJECT External Fabric Works Phase 6, Roofing, Render and Associated Works

LOCATION Rural Perth & Kinross

RTM SPA Whole House Framework WS2 Multidisciplinary Works

CONTRACT SBCC with Quantities (Scotland) 2016

VALUE £4,623,854

ROLE Principal Contractor

END DATE March 2024

PROJECT SUMMARY

HISTORY

Perth & Kinross council takes a highly proactive approach to planned investment and in 2021, brought forward a contract opportunity for an External Works Fabric Programme 2021-25 via a restricted procedure under the Scottish Procurement Alliance SPA Wholehouse Framework - Lot 11 – Multi-disciplinary Services. McConnell was appointed Principal Contractor for a two-year contract term with the option of a one-year extension.

The programme was due to be delivered from 2021 to 2025 at 150 properties per year but the programme was able to be accelerated and completed in 2023.

PROJECT DELIVERY

The properties benefited from external fabric works, delivered across traditional, end- and mid- terraced housing, blocks of flats, cottage flats, care homes, and a small number of heritage buildings, located in housing conservation areas.

Careful master-planning and sensitive logistic and traffic management plans have all been critical components in the successful delivery of the contract. We have diligently operated across challenging regional locations while consistently demonstrating our resilience and pro-active approach to contract delivery.

We have developed a highly collaborative and responsive relationship with the council. Our Monthly KPI and Customer Satisfaction Scores have been consistently high resulting in a separate Direct Award for the External

Fabric Programme (Phase 7) 2024-27 with an anticipated contract value of approximately £5,700,000

The Direct Award testifies to our caring, hard-working, partnership approach which, going forward, will enable us to continue providing first class services and maximise our positive community impact across Perth & Kinross.

COMMUNITY BENEFITS

We delivered many community benefits including employment of an apprentice and Resident Liaison Officer, donated iPads, supported a local fiddle festival, provided Mud Kitchens to a local primary school and upskilled existing employees.

AT A GLANCE:

- ▶ Procedure under the Scottish Procurement Alliance SPA Wholehouse Framework - Lot 11 – Multi-disciplinary Services
- ▶ External fabric works delivered to different housing types including heritage buildings
- ▶ Direct award for External Fabric Programme (Phase 7) given for highly collaborative and responsive works
- ▶ In depth community engagement plan delivered

Perth & Kinross Council External Fabric Works Phase 6



SCOPE OF WORKS

- ▶ Temporary works – scaffolding Design, erection, dismantling
- ▶ External rendering – SPS Scrim and pin reinforced roughcast systems
- ▶ Pitched and flat roof repairs and replacements
- ▶ Traditional slating and leadwork in conservation areas
- ▶ Insulation
- ▶ Chimney removals including brick and vent installations
- ▶ Structural roof and sarking repairs
- ▶ New rainwater goods, fascia, soffits, barge boards
- ▶ Balcony floor coverings
- ▶ Metalwork and painting
- ▶ Proprietary metal roofing

CRITICAL SUCCESS FACTOR

- ▶ Establishing a regional office and depot has placed us at the heart of the community and provided a local platform that makes us more visible, accessible, and agile.
- ▶ Continuous development of a local rural supply chain has been an essential component of our success.
- ▶ An over-arching master-planning and logistical approach to the works has been vitally important in overcoming local constraints.
- ▶ The appointment of a Contract Management Team familiar with constraining issues in rural settings has proven invaluable.
- ▶ The addition of consultants and skilled trades persons specialising in heritage, preservation and conservation works.
- ▶ Our every-day development and delivery of a focussed customer care approach that was highly communicative and sensitive to individual and collective community needs was highly appreciated by the tenants.
- ▶ Our appointment system generated high levels of access in compliance with our programmed schedule.
- ▶ The appointment of a Community Benefit Co-ordinator ensured that our community engagement and sponsorship of local events was planned, robust and highly collaborative.
- ▶ Compliance with our ISO 9001, 14001 and 45001 management systems and safe operating procedures saw us deliver high quality installations with zero reportable accidents on site and the highest regard for environmental protection and waste management with more than 98% of waste being segregated, recycled and diverted from landfill.