



**KINGDOM**  
Group

**Procurement Return April 2024 - March 2025**

**Issued: August 2025**

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## 1. **Introduction**

The Kingdom Group comprises of Kingdom Housing Association Ltd and its subsidiaries Kingdom Initiatives Ltd and Kingdom Support and Care CIC. For the purpose of this report the Group will be referred to as “Kingdom”.

This report should be read in conjunction with Kingdom’s Procurement Strategy. To comply with this and all legislative requirements Kingdom have produced this Annual Procurement Report which summarises all regulated procurement activity for the period.

Regulated procurements are public contracts with an estimated value in excess of £2m for works contracts or £50k for other types of contract.

## 2. **Procurement Vision**

Kingdom’s procurement vision is to “achieve excellent procurement performance through sustainable procurement practices for the benefit of the organisation and our stakeholders”.

## 3. **Regulated Procurement Summary**

Kingdom’s programme of regulated procurements are summarised below:

8 regulated procurement activities were completed during the reporting period.

7 procurement activities had Community benefits delivered on regulated procurement completed during the reporting period.

Approx 31 expected regulated procurement activities over the next 2 financial years.

## 4. **Completed Regulated Procurement**

During the period 1 April 2024 to 31 March 2025 Kingdom completed 8 regulated procurement activities. These are categorised below with full details provided in Appendix A.

	Open Tender	Restricted	Framework Call-Off	VEAT	Total
Goods	-	-	-	-	0
Services	-	-	2	-	2
Works	-	-	-	6	6
Total	0	0	2	6	8

All regulated procurements were undertaken in accordance with Kingdom's approved Procurement Policy and advertised through Kingdom's Website.

## 5. Review of Procurement Strategy Compliance

Kingdom is committed to ensuring that all regulated procurement activities undertaken are fair, open, transparent, non-discriminatory and sustainable in accordance with its Procurement Strategy, legislation and best practice.

A number of key objectives are set out in Kingdom's Procurement Strategy. The summary below provides details of the achievements and outcomes achieved in support of these objectives.

### **Objective 1: Consistently apply good procurement practice across the organisation.**

A procurement working group implements Kingdom's Procurement Strategy to continually improve performance and to ensure a consistent approach to all procurement activities carried out.

Kingdom's Procurement Policy, Strategy and Action Plan are regularly reviewed to ensure compliance with legislation and best practice.

Skills matrix and training plans have been developed to identify skill levels of staff responsible for procurement and to ensure appropriate training (where required).

Staff members have attended various training events and conferences to improve their knowledge; this includes training carried out by the Scottish Federation of Housing Associations and PASS Procurement.

An Annual Procurement Report has been produced to provide details of procurement activities carried out during the period and those anticipated over the next 2 financial years. This will be made available on Kingdom's website.

Kingdom's Corporate Plan has been reviewed to ensure that procurement activities support departmental strategies and organisational objectives.

**Objective 2: Help improve economic, social and environmental wellbeing in our geographical areas of operation.**

Kingdom has a Community Benefits Strategy and Sustainability Policy in place to support its Procurement Strategy and vision.

Kingdom aims to advertise all procurement opportunities over £50k through Public Contracts Scotland to facilitate the involvement of small & medium enterprises (SME's), third sector bodies and supported businesses.

Internal procedures are regularly reviewed to ensure that procurement activities promote compliance with Health & Safety at Work Regulations, recognise environmental factors and encourage all suppliers to work in a socially responsible manner.

Kingdom actively encourages commitment from suppliers to pay the Living Wage as their minimum hourly rate and provide advice to those organisations where possible to help them achieve positive outcomes in paying this.

Kingdom's New Build Design Standards are regularly reviewed to ensure continuous improvement and best practice.

Kingdom has increased its use of e-purchasing and e-invoicing solutions to procurement.

**Objective 3: Plan, monitor and review effectively current/ future procurement activities.**

A Contracts Register has been developed to identify all current high level, high risk procurement activities. This has been published on Kingdom's website and is available on Public Contracts Scotland.

Kingdom successfully completed its PCIP assessment which was carried out by Scotland Excel.

A Procurement Action Plan is in place to monitor and record progress of Kingdom's procurement activities.

Risk management processes have been reviewed to ensure that any associated procurement risks are managed appropriately.

Kingdom continues to measure supplier performance using results from customer/stakeholder feedback, quality and service delivery appraisal.

All regulated contracts are monitored through Key Performance Indicators (KPIs) and regular meetings with suppliers throughout the lifetime of the contract.

Kingdom have carried out a spend analysis to determine what areas across the organisation would benefit from a tendering process or a framework agreement process. This has been incorporated into Kingdom's Procurement Action Plan and Strategy.

**Objective 4: Tender and award contracts in accordance with Kingdom's Financial Regulations, legislative requirements and best practice.**

Kingdom's Financial regulations are regularly reviewed and approved by Board members.

All contracts are awarded in accordance with applicable regulations and based on the Most Economically Advantageous Tender (MEAT) in accordance with Kingdom's Procurement Policy.

Kingdom has an Anti Fraud, Bribery and Corruption Policy and Employment, Payments and Benefits policy in place to support its Procurement Strategy and vision.

Kingdom's regulated procurement opportunities are published on Kingdom's website.

Kingdom has a Counter Fraud Officer to manage the Fraud Register. Fraud prevention training has been undertaken by relevant staff.

**6. Community Benefits Summary**

Kingdom's Community Benefits Strategy provides a framework to ensure the delivery of Community Benefits through its procurement activities.

Kingdom's employability team assists suppliers in maximising opportunities for Community Benefits through all capital contracts no matter their value. The table shown in Appendix B provides information on Kingdom's Community Benefit outcomes for all regulated and unregulated capital contracts completed during the reporting period.

**7. Supported Business Use Summary**

Kingdom aims to facilitate the involvement of supported businesses in their procurement activities where possible. During the period contact was made with local supported businesses to source signage and office furniture.

**8. Future Regulated Procurement Summary**

Kingdom expects to commence approx.31 regulated procurements over the next 2 financial years. Details of these potential contracts can be found in Appendix C.

**9. Other Relevant Information**

Kingdom has engaged with the Scottish Government's Procurement Improvement Programme. Kingdom's PCIP (Procurement and Commercial Improvement Programme) assessment was carried out by Scotland Excel.

No formal procurement challenges were received during the period.

Kingdom is accredited as a Living Wage Employer and is committed to supporting the Living Wage and encouraging suppliers to do the same.

Kingdom is a member of Scotland Excel and the Scottish Procurement Alliance as part of the Group's collaborative procurement arrangements. Kingdom also has their own Contractor and Consultant Frameworks in place which allow partners to call off works and services to add value and assist with the delivery of the Scottish Government's affordable housing programme.

**10. Conclusion**

Kingdom has updated its Procurement Strategy for the period to 31 March 2028.

## 11. **Contact Details**

For more information about this Report or Kingdom's Procurement Strategy please contact:

Calum Kippen, Governance & Communications Director  
Kingdom Housing Association  
Saltire Centre, Pentland Court  
GLENROTHES  
Fife, KY6 2DA

Tel: 01592 631661

Email: [calumkippen@kha.scot](mailto:calumkippen@kha.scot)



**APPENDIX A: COMPLETED REGULATED PROCUREMENT (Completions during 01.04.24 – 31.03.25)**

<b>Contract Description</b>	<b>Award Date</b>	<b>Supplier</b>	<b>Estimated Contract Value</b>	<b>Start Date</b>	<b>End Date</b>	<b>Procurement Classification</b>
Pool of Muckhart	September 2024	Springfield Properties	£2,548,836	December 2024	October 2025	Works - Voluntary Ex-Ante Transparency Notice (VEAT) published via PCS
Forfar Road, Meikle	August 2024	Campion Homes	£5,497,209	November 2024	March 2026	Works - Voluntary Ex-Ante Transparency Notice (VEAT) published via PCS
Craigtoun Road, St Andrews Phase 2	July 2024	Barratt East Scotland	£8,781,390	July 2024	September 2025	Works - Voluntary Ex-Ante Transparency Notice (VEAT) published via PCS
Main Street, Balmullo	February 2025	Campion Homes	£4,143,346	February 2025	May 2026	Works - Voluntary Ex-Ante Transparency Notice (VEAT) published via PCS
Fulmar Way, Dalgety Bay	February 2025	Muir Homes	£1,663,456	May 2025	January 2026	Works - Voluntary Ex-Ante Transparency Notice (VEAT) published via PCS
Townhill, Dunfermline	July 2024	LochayHomes Limited	£3,626,004	July 2024	October 2025	Works - Voluntary Ex-Ante Transparency Notice (VEAT) published via PCS
Consultants Framework call off	April 2023	Various	£187,636	April 2024	March 2025	Framework
Stock condition surveys	April 2024	Watt Group	£330,000	April 2024	July 2025	National framework

**APPENDIX B: COMMUNITY BENEFIT OUTCOMES (01.04.24 – 31.03.25)**

<b>Contract Name</b>	<b>Contract Description</b>	<b>Work Placements</b>	<b>Jobs Created</b>	<b>New Apprenticeships</b>	<b>Existing Apprenticeships</b>	<b>Other Activities</b>
Craigtoun, St Andrews Phase 1	New Build Affordable Housing		3	2		
Former Viewforth School, St Andrews	New Build Affordable Housing		1	3		
Curlers Crescent, Milnathort	New Build Affordable Housing	0	1	0	4	
Broich Road, Phase 4	New Build Affordable Housing	No details provided by Contractor				
Ingrie Farm, Leslie	New Build Affordable Housing	3	3	1	16	
Lathro Farm, Kinross	New Build Affordable Housing	0	3	1	2	
Bertha Park, Perth Phase 3	New Build Affordable Housing		1	8		

**APPENDIX C REGULATED PROCUREMENT (Expected to start - 01.04.25 to 31.03.27)**

<b>Estimated Award Date</b>	<b>Contract Description</b>	<b>Estimated Total Contract Value</b>	<b>Procurement Classification</b>	<b>Estimated Contract Period</b>
Various	Consultants Framework	£372,000	Framework	April 2025 - March 2027
January 2025	Construction of New Office Buildings	£6,500,000	Mini Competition using National Framework	October 2025-June 2027
April 2025	Construction of Affordable Housing - Craigtoun Road, St Andrews Phase 3	£5,823,000	Voluntary ex ante Transparency (VEAT) Notice	April 2025 - Sept 2026
July 2025	Construction of Affordable Housing - Broich Road, Crieff (Persimmons)	£10,000,000	Voluntary ex ante Transparency (VEAT) Notice	July 2025 - March 2027
October 2025	Construction of Affordable Housing - Glenwood Centre, Glenrothes	£7,140,000	Mini Competition using National Framework	October 2025 - January 2027
October 2025	Construction of Affordable Housing - Pitconnochie Farm	£10,800,000	Voluntary ex ante Transparency (VEAT) Notice	October 2025 - March 2027
June 2025	Construction of Affordable Housing - Main Street, Colinsburgh	£3,000,000	Voluntary ex ante Transparency (VEAT) Notice	June 2025 - March 2027
July 2025	Construction of Affordable Housing - Broich Road, Crieff (Ogilvies)	£5,000,000	Voluntary ex ante Transparency (VEAT) Notice	August 2025 - August 2027
September 2025	Construction of Affordable Housing - Pitscottie Road, Cupar	£9,800,000	Voluntary ex ante Transparency (VEAT) Notice	September 2025 - September 2027
October 2025	Construction of Affordable Housing - Westwood Park, Glenrothes	£15,000,000	Voluntary ex ante Transparency (VEAT) Notice	October 2025 - March 2028
February 2026	Construction of Affordable Housing - Dunipace, Falkirk	£2,600,000	Voluntary ex ante Transparency (VEAT) Notice	February 2026 - June 2027
April 2026	Construction of Affordable Housing - Pitdinnie Road, Cairneyhill Phase 2	£12,300,000	Voluntary ex ante Transparency (VEAT) Notice	April 2026 - June 2028

Estimated Award Date	Contract Description	Estimated Total Contract Value	Procurement Classification	Estimated Contract Period
July 2026	Construction of Affordable Housing - Stanley	£2,880,000	Voluntary ex ante Transparency (VEAT) Notice	July 2026 - Sept 2027
Sept 2026	Construction of Affordable Housing - Bridge of Earn	£5,400,000	Voluntary ex ante Transparency (VEAT) Notice	September 2026 - April 2028
August 2026	Construction of Affordable Housing - James Bank, Dunfermline (Refurb)	£3,000,000	Mini Competition using National Framework	August 2026 - March 2028
February 2027	Construction of Affordable Housing - Wellwood, Dunfermline	£7,000,000	Voluntary ex ante Transparency (VEAT) Notice	February 2027 - April 2029
December 2026	Construction of Affordable Housing - Wester Whitefield, Dunfermline	£17,500,000	Voluntary ex ante Transparency (VEAT) Notice	December 2026 - April 2029
September 2025	Construction of Affordable Housing - Leslie Court, Perth (Refurb)	£2,000,000	Mini Competition using National Framework	September 2025 - October 2026
July 2026	Construction of Affordable Housing - Hunter Street, Kirkcaldy	£4,800,000	Voluntary ex ante Transparency (VEAT) Notice	July 2026 - April 2028
March 2027	Construction of Affordable Housing - Rosewell Drive, Lochore	£3,000,000	Voluntary ex ante Transparency (VEAT) Notice	March 2027 - October 2028
July 2025	Gas Servicing and Maintenance	£2,200,000	Full Tender Process	July 2025 - June 2027
July 2025	Material Supply contract	£600,000	National Framework	July 2025 - June 2027
May 2025	Void & Reactive Repairs Support Trades Framework	£400,000	National Framework	May 2025 - April 2027
June 2025	Kitchen Supply Contract	£250,000	National Framework	June 2025 - May 2027
May 2025	Fire equipment Service and maintenance contract	£86,000	National Framework	May 2025 - April 2027
March 2026	Insurance Broker	£1,500,000	Full Tender Process	April 2026 - March 2029
October 2025	Training Provider Framework	£2,600,000	Framework	October 2025 - September 2028
August 2025	Roofing Programme 25/26	£165,000	Framework	March 2026

Estimated Award Date	Contract Description	Estimated Total Contract Value	Procurement Classification	Estimated Contract Period
April 2024	Cyclical Painterwork 25/26	£360,000	Framework	March 2026
August 2025	Bathroom Programme 25/26	£626,000	Framework	March 2026
August 2025	Window and Door Programme 25/26	£1.300,750	Framework	March 2026