

Title of Report:	Construction & Minor Works Framework
Committee Report Submitted To:	Finance Committee
Date of Meeting:	10th September 2026
For Decision or For Information	For decision
To be discussed In Committee YES/NO	No

Linkage to Council Strategy (2021-25)	
Strategic Theme	Cohesive Leadership
Outcome	Council has agreed policies and procedures and decision making is consistent with them.
Lead Officer	Procurement Officer

Estimated Timescale for Completion	
Date to be Completed	

Budgetary Considerations	
Cost of Proposal	
Included in Current Year Estimates	YES/NO
Capital/Revenue	Revenue
Code	
Staffing Costs	

Legal Considerations	
Input of Legal Services Required	YES/NO
Legal Opinion Obtained	YES/NO

Screening Requirements	Required for new or revised Policies, Plans, Strategies or Service Delivery Proposals.		
Section 75 Screening	Screening Completed:	Yes /No	Date:
	EQIA Required and Completed:	Yes /No	Date:
Rural Needs Assessment (RNA)	Screening Completed	Yes /No	Date:
	RNA Required and Completed:	Yes /No	Date:
Data Protection Impact Assessment (DPIA)	Screening Completed:	Yes /No	Date:
	DPIA Required and Completed:	Yes /No	Date:

1.0 Purpose of Report

The purpose of this report is to seek Members' approval to proceed with a procurement exercise for a new Construction and Minor Works Framework.

2.0 Background

Council currently has a contract in place with four suppliers for the provision of trade labour. These contracts are due to expire on 30 November 2026. The Procurement section intends to advertise a renewed framework for the provision of construction and minor works.

2.1 Recommended Procurement Approach

Previous tenders for these works have been via an open tender procedure, i.e.: any relevant business can submit a tender. For the renewed framework, the Procurement section recommends to issue a transparency notice for a period of four weeks. This notice will advise the market that Council intends to release a borough-focused framework and will provide suppliers outside the borough with an opportunity to raise any issues regarding the proposed procurement route.

The Procurement Act 2023 and the Procurement Regulations 2024 support a greater emphasis on small and medium-sized enterprises and, where appropriate, the ability to reserve below-threshold contracts by supplier location. Issuing a transparency notice will allow Council to clearly communicate its intention to reserve this framework for businesses operating within the borough.

This approach is intended to support local economic development. The borough has previously been identified as the second most deprived borough in Northern Ireland, with a poverty score of 23. Council spends approximately £35 million each year on goods, works and services. Through targeted procurement activity, a greater proportion of that spend can be retained within the borough, supporting local businesses and strengthening the local economy.

It is acknowledged that costs may be marginally higher than previously submitted rates. However, the wider benefit of supporting local businesses, retaining expenditure locally and improving the resilience of the local supply base is expected to provide a measurable net benefit to the borough.

The proposed approach also aligns with Council's developing Social Value direction by supporting a more targeted programme of procurement activity that delivers wider community and economic benefits.

3.0 Recommendation

It is recommended that Council approves the Procurement section's intention to proceed with the framework on a borough-focused basis and authorises the issue of a transparency notice setting out this proposed approach.

Appendix A: Draft Transparency Notice:

Causeway Coast and Glens Borough Council gives notice of its intention to award a Construction and Minor Works Framework for the delivery of construction, maintenance, repair, refurbishment and associated minor works required by Council during the framework term, which is three years.

The proposed framework is intended to provide the Council with access to suitably experienced and competent contractors capable of delivering a range of planned, reactive and project-based works across the Council estate. The scope will include, but is not limited to, general building works, minor civil works, repair and maintenance activities, small-scale refurbishment, enabling works and associated construction-related services.

The proposed framework will offer access to a range of construction and minor works trades and disciplines, including painting and decorating, plastering, plumbing, Gas Safe engineering, joinery, drywall and ceilings, skilled labour, general labouring, fence erection, glazing, bricklaying and stonemasonry, tiling, welding and roofing, playpark installations.

The estimated total value of the Framework over its term is £1,500,000. This estimate is provided for transparency and planning purposes only and does not constitute a guarantee of volume of work or number of call-off contracts to be awarded under the Framework.

The framework will be used exclusively for works and contractors/individuals located within the borough area of Causeway Coast and Glens Borough Council.

It is intended to support the efficient, compliant and timely delivery of Council requirements across the Borough whilst providing support to local firms through direct procurement and ensuring that works are procured and delivered in a manner that meets Council's operational needs, statutory responsibilities and commitment to transparency in public procurement.

The framework is not intended to confer exclusivity on any single supplier, and any subsequent call-off arrangements will be managed in accordance with the terms of the Framework and the applicable requirements of the Procurement Act 2023 and the Procurement Regulations 2024.

Council considers that the framework is particularly suitable for small and medium-sized enterprises. The nature, scale and geographic focus of the works are expected to provide opportunities for local and regional contractors, including SMEs, to participate as subcontractors.

Council will seek to ensure that the procurement documentation is proportionate, accessible and clear, with requirements set at a level that encourage participation from SMEs and to reduce unnecessary barriers to competition.

In publishing this notice, the Council is providing advance transparency to the market regarding its intention to establish and award the framework. This notice is intended

to inform interested suppliers of the Council's proposed approach and to support openness, accountability and understanding of the Council's procurement decisions.

Publication of this notice does not create any binding commitment to award the framework, nor does it prevent the Council from amending, delaying or discontinuing the proposed procurement where it considers it appropriate to do so.