

# **SOCIETY OF CONSTRUCTION & QUANTITY SURVEYORS**

## **MINUTES OF MEETING NO.80 OF THE SCOTTISH REGION HELD VIRTUALLY USING TEAMS ON FRIDAY 10th JUNE 2022**

### **In attendance:**

K Ladley	SCQS President
B Minnis	North Lanarkshire Council
L Cameron	West Lothian Council
A Sloan	West Lothian Council
G Fenwick	East Lothian Council
G Nelson	South Lanarkshire Council
S McKenzie	Aberdeen City Council
Y Bell	Fife Council
D Henderson	Angus Council
G Evans	Orkney Islands Council
I Rushbrook	Orkney Islands Council
W Watt	Stirling Council
R McBurney	West Lothian Council
A Forsyth	Chief Executive

Brian Minnis welcomed SCQS President Kathryn Ladley to the Meeting.

### **1. APPROVAL OF NOTICE OF MEETING**

The notice calling the meeting was approved.

### **2. APOLOGIES FOR ABSENCE**

Richard Bell, W Gwynne, A Sansom T Bryce, K McLaughlin  
G Millar, T Bryce, R Johnston

### **3. APPROVAL OF MINUTES**

The Minutes of the 79th Meeting held virtually using Teams on the 11 February 2022 were approved.

### **4. MATTERS ARISING**

It was agreed that any Matters Arising would be covered by the Agenda.

### **5. CHAIRMAN'S REPORT**

Brian Minnis advised that Len Bunton had been in contact regarding an update to the Conflict Avoidance Process which is now part of an RICS webinar. The RICS YouTube link will be e-mailed to all Scottish Region Members and also posted on the SCQS website. How to deal with differences of opinion? SCQS have been asked by SHOPS to assist through network discussions.

**6. SCQS EXECUTIVE REPORT**

The last Council Meeting was held virtually using Teams on 7 June 2022 (a copy of the Minutes of this Meeting is attached for information). The next Council Meeting will be held virtually using Teams on 13 September 2022.

**7. SBCC/JCT UPDATE**

Brian Minnis advised the SBCC Meeting scheduled for the 9 June had been cancelled. Brian Minnis and Laura Cameron will attend the next SBCC Meeting.

**8. CORRESPONDENCE**

None.

Conflict Avoidance Pledge, 294 bodies have signed the Pledge and there are over 500 bodies in the coalition. However, there are issues with costs in relation to dealing with conflicts which are minimum £250/hour.

SHOPS have been requesting figures from Councils on the numbers of false fire alarm signals, but Councils are struggling to provide the data as the numbers would appear not to be recorded.

BCIS Newsletter for May 2022 circulated to all SCQS Members.

**9. THEME FOR NEXT MEETING**

The Theme for the next Meeting was proposed by Laura Cameron in relation to a presentation by Faithful and Gould on **Current Market Conditions**.

**10. OPEN FORUM/ANY OTHER COMPETENT BUSINESS**

Asbestos in schools could be the subject of future HSE Audits.

Project Bank Accounts (PBAs) are currently not being used by Councils in Scotland due in part to the additional costs to the Employer. Kathryn Ladley advised that JCT were holding discussions on PBAs. However, main contractors are not keen on the use of PBAs as financial information is provided to sub-contractors. JCT will hold further discussions on the use of PBAs. Some Forms of Contract may not suit PBAs. However, PBAs are mandatory on NHS contracts above a specific value.

There was a discussion in relation to Payment Certificates with or without VAT Invoices. The VAT Invoice should come from the contractor who is responsible for calculating the VAT on a payment. However, there would appear to be conflicting Regulations. In some Councils, Finance Departments insist on VAT Invoices and the next payment could be withheld if no VAT

Invoice is returned by the contractor for the previous payment. Councils are the 'end users.'

Community Benefits, engagement with Communities, examples are apprenticeships, gardens, living wage, etc, which can be considered when evaluating tenders. There are no financial implications if the benefits are not carried out by the contractor and in fact there are no teeth to enforce. There is a possible duty of care on Councils to ensure Community Benefits are carried out. However, at the end of the day the Employer is paying for any Community Benefit provided and perhaps this could be considered as part of any post contract evaluation.

Increase in costs of pricing for smaller projects with some Councils experiencing difficulties in finding suitable contractors to provide prices.

Spikes in costs of particular materials, nickel and steel prices have rocketed.

Tender Acceptance Periods have reduced. Contractors appear reluctant to take risks with prices when tendering given the current conditions.

Impact of current fuel prices. Some Councils are not instructing gas heating in new projects with in some cases air source heat pumps being used in new houses and new industrial units with no gas but solar panels on the roofs.

CHP and biomass are no longer being promoted. Potential future retrofit contracts to remove gas and the future provision of hydrogen capable boilers.

## **11. CLOSE OF MEETING AND DATE OF NEXT MEETING**

**Friday 7 October 2022** starting at **10.30am** held virtually using Teams.

Alan Forsyth FRICS  
Chief Executive  
SCQS

26 June 2022