

To: HOUSING AND SOCIAL WORK SERVICES COMMITTEE		Subject: TOWER BLOCK REFURBISHMENT TO OAKFIELD, ANDERSON AND ALBION TOWERS – ADDITIONAL 2 BLOCKS AT WHAMMOND AND AIRBLES TOWER
From: HEAD OF DESIGN SERVICES		
Date: 20 AUGUST 2008	Ref: DMcC/JC/ HOTB04185	

1.0 PURPOSE

- 1.01 The purpose of this Report is to seek approval to extend the existing contract by the inclusion of another two tower blocks.

2.0 BACKGROUND

- 2.01 The contract was advertised in OJEU on 8th July 2005, on the basis of overcladding between 3 and 5 tower blocks. Four expressions of interest were received and two tenders were returned.
- 2.02 Reference is made to the Housing & Technical Services Committee meeting of 25th May 2006, wherein approval was granted to accept the tender from Lovell Partnership Limited, in the corrected amount of £5,189,715.90 for overcladding of Oakfield, Anderson and Albion Towers.
- 2.03 The contract also included for the overcladding of Whammond and Airbles Towers however, this work could not be progressed due to issues regarding a privately owned flat in each of the blocks.

3.0 PROPOSALS/CONSIDERATIONS

- 3.01 Negotiations are ongoing with the owner-occupiers and the Scottish Government to either bring the flats back into council ownership, or to increase the Repair/Improvement Grant funding above the maximum £20,000 limit to cover the proposed works
- 3.02 Lovell Partnership Limited, has intimated their willingness to carry out the works to the blocks based on the current rates with an uplift on various work sections to reflect construction inflation, and it is considered that this represents good value for money.
- 3.03 The funding for the work is contained within the Housing Capital Programme (HRA), under the Energy Efficiency – Tower Block Refurbishment Programme.

4.0 RECOMMENDATION

- 4.01 It is recommended that Committee approve the instruction to overclad Whammond and Airbles Towers, in accordance with the existing contract, subject to agreement being reached with the owner-occupiers within the blocks.


Head of Design Services

Members seeking further information on the contents of this Report are asked to contact Danny McConnell, Contract Support & Admin Manager on Telephone Number 01698 504074.