

**NORTH LANARKSHIRE COUNCIL
REPORT**

To: POLICY & RESOURCES (REGENERATION & INFRASTRUCTURE) SUBCOMMITTEE		Subject: PROPOSED EXTENSION TO MANAGEMENT CONTRACT FOR AIRDRIE BUSINESS CENTRE, AIRDRIE, DALZIEL BUILDING, MOTHERWELL AND BUCHANAN CENTRE, COATBRIDGE
From: HEAD OF REGENERATION AND INFRASTRUCTURE SERVICES		
Date: 16 May 2013	Ref: DAB/HG	

1. INTRODUCTION

1.1 The purpose of this report is to seek Committee approval to extend the existing Management contract, operated by Balfour Beatty Workplace Limited, for the management services in Airdrie Business Centre, Dalziel Building and the Buchanan Centre for 24 months.

2. BACKGROUND

2.1 Members may recall that at its meeting on 17 February 2010, the Policy and Resources (Property) Sub-committee granted consent to enter into a contract with Balfour Beatty Workplace Limited for management of the above properties for a period of 3 years with an option to extend for a further 24 months.

2.2 The contract provides front of house staff and management services for the above named properties for an initial 3 year period and Committee approval is now sought to extend the contract for the remaining 24 month period. During the initial 3 year period, Balfour Beatty Workplace Limited has met all performance standards and has worked closely with the Commercial Property Section to develop and improve our customer services to the tenants and occupiers in these buildings involved.

3. TERMS OF CONTRACT

3.1 The report approved by Committee in February 2010 stated the annual contract sum to be £670,644 for the initial period. The contract sum for the remaining 24 month period will be £440,092 exclusive of VAT as a pro rata share of the amount agreed in the original tender evaluation. In addition, Balfour Beatty Workplace Limited has confirmed that the Company will provide reception facilities for the Council wing of the Dalziel Building, on the basis of the current staffing arrangements for service delivery.

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4. CORPORATE CONSIDERATIONS

4.1 The contract will be funded from existing budgets held within the Council's Office Accommodation portfolio, the Council's Investment portfolio and from contractual contributions from commercial and public sector tenants in these buildings.

5. RECOMMENDATIONS

5.1 Committee is asked agree to the contract extension to Balfour Beatty Workplace Limited to provide for the management of Airdrie Business Centre, Dalziel Building and Buchanan Centre as detailed above.

5.2 All other terms to be adjusted by the Head of Regeneration and Infrastructure Services.



ERIC HISLOP
Head of Regeneration and Infrastructure Services

WAC Members seeking further information on the contents of this report are asked to contact Mary Anne Robb, Section Manager, on 01236 632667.