

REPORT

To: REGENERATION SERVICES COMMITTEE		Subject: Gardenside Lane, Bellshill Appointment of Contractor
From: EXECUTIVE DIRECTOR OF ENVIRONMENTAL SERVICES		
Date: 17 th February 2010	Ref: DPT/16/09-10/Bellshill/Gardenside	

1 Purpose of Report

- 1.1 This report advises of action taken by the Executive Director of Corporate Services following consultation with the Convener in appointing a contractor to carry out improvements to Gardenside Lane, Bellshill.

2 Context

- 2.1 Gardenside Lane is a footpath owned by North Lanarkshire Council which runs between two private housing developments, Vincent Court and Philip Court, and provides access from Hamilton Road to Liberty Road, Bellshill. The works at Gardenside Lane are part of the Bellshill Local Development Programme 2009-2010. The Local Development Programme is an innovative programme that seeks to deliver a range of environmental regeneration and community driven physical projects across the Council area. The programme is managed by the Local Regeneration Managers and comprises funding from the Fairer Scotland Fund and the Capital Programme of Environmental Services.
- 2.2 A number of residents have reported anti-social behaviour in the lane and have experienced vandalism to their properties. A petition was submitted to North Lanarkshire Council in 2007 requesting that the lane was closed. Following receipt of this petition a survey was conducted which revealed that the lane is used by over 400 people a day including local residents, schoolchildren and people accessing Orbiston Bowling Club and Gardenside Senior Citizens Centre. Due to the high volume of residents using the lane it was felt that considering closing the lane was not an option at this time.
- 2.3 Members may recall that approval was received from the Bellshill and District Local Area Partnership on 19th February 2009 for an improvement project at Gardenside Lane. Following consultation and the preparation of draft designs an additional £30,000 of funding was approved at the Local Area Partnership meeting of 8th October 2009 bringing the total budget for this project to £60,000. The budget for this project was increased further to £72,000 following the tender returns, utilising the underspend from other projects.
- 2.4 At present the surface of the lane is in poor condition with water ponding, leaving some parts of the lane impassable. The lane is dark, especially at night, creating an intimidating environment for users of the lane and vegetation is overgrown, restricting visibility and safety. Following consultation with residents of Vincent Court and Philip Court, and other relevant consultees designs have been prepared to improve the lane comprising measures to improve drainage, new surfacing, new lighting, ducting for deployable CCTV, security fencing to the rear of Vincent Court properties, appropriate landscaping and the removal of overgrown vegetation.

3 Considerations

- 3.1 In order to implement the improvements, tender documents were issued to four contractors on the Council's approved list and registered with Constructionline, and four were returned. The estimated costs of the implementation works was £66,000. The response was as follows:

Contractor	Before Checking	After Checking
Landscapes & Contracts Ltd	£ 69,717.39	£69,717.39
Caley Construction Ltd	£ 65,491.00	£70,308.02
Stewart Landscapes (Contracts) Ltd	£ 68,777.42	£72,935.42
Landscape Construction (Scotland) Ltd	£ 72,444.15	unchecked

- 3.2 The tender returns were all over budget meaning that it was necessary to make some amendments to the designs. The designs were amended and the three lowest contractors were asked to complete a bill of reduction and submit a revised price for the amended design. The response was as follows:

Contractor	Original price	Revised price
Caley Construction Ltd	£70,308.02	£57,015.02
Landscapes & Contracts Ltd	£69,717.39	£59,730.53
Stewart Landscapes (Contracts) Ltd	£72,935.42	£63,979.44

- 3.3 The tenders have been checked by the appointed Quantity Surveyor, Ian Montgomery Associates, and a tender report prepared. The tender of £57,015.02, submitted by Caley Construction Ltd is considered to have been carefully and keenly priced and is recommended for acceptance. It is proposed that the improvements will be implemented during this financial year.
- 3.4 The fees for the Landscape Architect, CDM Co-ordinator and Quantity Surveyor for this project are £7,230. This brings the total project cost to £64,245.02. The funding for this project is from the Bellshill and District Local Development Programme.

4 Corporate Considerations

- 4.1 The environmental improvement project at Gardenside Lane will contribute to realising the Council's aims to make communities more attractive and accessible, work to minimise the impact of anti-social behaviour and invest in communities to deliver environmental improvements - priorities contained in the Regeneration and Environment themes of the Corporate Plan. The cost for carrying out the works is covered by the Bellshill and District Local Development Programme.

5 Recommendations

- 5.1 It is asked that Committee note the award of a contract for improvements Gardenside Lane to Caley Construction Ltd for the sum of fifty seven thousand, fifteen pounds and two pence (£57,015.02) as recommended by the Quantity Surveyor offering the best value to the Council.



Executive Director of Environmental Services