

REPORT

To: HOUSING COMMITTEE		Subject: 1996/97 HOUSING CAPITAL MONITORING & PROGRESS STATUS REPORT
From: DIRECTOR OF HOUSING AND DIRECTOR OF CONSTRUCTION SERVICES		
Date: 28TH AUGUST 1996	Ref: MP/CAB/5	

1. INTRODUCTION


- 1.1 A copy of the above report is attached for Committee's consideration. The report reviews progress against the 1996/97 Capital Programme, which was approved by the Housing Committee on 1st May 1996.

2. RECOMMENDATION

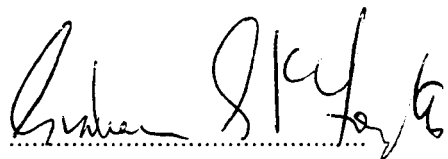
- 2.1 Committee is asked to note this report.

3. BACKGROUND

- 3.1 Available from the Housing Department.



G Whitefield
Director of Housing



G Forsyth
Director of Construction Services

Encl.

1996/97 HRA - HOUSING CAPITAL PROGRAMME MONITORING REPORT

Estate Regeneration	1
Energy Efficiency	
Heating	2
Insulation	2
Tower Blocks	2
Windows/Doors	3
Energy Efficiency	3
Major Repairs & Environmentals	
Lifts	4
Major Repairs	4
Modernisation etc	5
Non-Traditional Housing	5
Rosemary Roof Tiles	5-6
Re-Roofing (Flat Roofs)	6-7
Water Mains	7
Shop Improvements	
Refuse Disposal	
Metal Fencing	7
External Painterwork/Roughcast	7
Home Safety & Security	
Door Entry/CCTV	8
Rewiring	8
Concierge to High Flats	8
Emergency Lighting	
Community Care	
Community Alarms	
Aids & Adaptations	9
Special Needs	9
Conversion- Sheltered Housing	9
New Build	9
Homeless Initiatives	
Homelessness	10
Housing Management	
Decentralisation	11

Construction Resources

PROJECT	PROGRESS	VALUE £000s	CONTRACTOR
ESTATE REGENERATION			
GOWKTHRAPPLE ENVIRONMENTAL IMPROVEMENTS AND UPGRADING OF SHOPS	Tenders to be obtained for proposed environmental improvements, with a projected start by January 97. Shops deferred to next financial year.	500	
GOWKTHRAPPLE UPGRADING OF LOCK-UPS (74)	Construction Services liaising with Housing on specification and implementation.	148	
JEWEL SCHEME ORB ENV IMP, 3, HARD WORKS	Contract complete. Contract extended for the environmental improvement scheme at West End Drive - see page 9	132	Lanrec Contracts Ltd
TANNOCHSIDE EXT UPGRADING PHASE 4	Original contract now complete. Contract has been extended to include an additional block, which is on programme for completion end of September.	452	G F Sharp & Co Ltd
TANNOCHSIDE WINDSOR WALK, 30 TERRACED HOUSES	Letter of acceptance to be issued by Administration for external upgrade and the construction of new pitched roofs.	488	Building & Roads DLO
MUIRHOUSE ENVIRONMENTAL WORKS	Scheme prepared for environmental works at entrance to Muirhouse. Tender documents being prepared for issue by mid September.	276	
MUIRHOUSE DEMOLITION SHIELDS DRIVE	Demolition of one block has been delayed awaiting the relocation of tenant from shop.	231	Angus Group Ltd
MUIRHOUSE REPLACEMENT SHOP UNITS (SHIELDS RD/MUIRHOUSE RD)	Contractor on site 12 August, site levels started. Site works delayed by discovery of unknown pipe. Consultant preparing encasement proposals.	350	Building & Roads DLO
MUIRHOUSE REFURBISHMENT WORKS, 7	Tender documents in preparation for issue by the end of September.	700	
NORTH MOTHERWELL	Joint Venture proposals being pursued.		
OLD MONKLAND, COATBRIDGE HIGHCROSS CIRCLE	Consultations currently in hand with Housing Dept Various options under consideration to identify key elements for implementation.	100	
JOINT VENTURE (IONA) HOUSE REFURBISHMENT	Eleven houses completed and reoccupied. Work in progress on a further fourteen houses.	1522	Tarmac Constr, Ltd

PROJECT	PROGRESS	VALUE £000s	CONTRACTOR
ENERGY EFFICIENCY			
HEATING, AD-HOC NORTH DISTRICT CUMBERNAULD/KILSYTH	Addresses identified for replacement of irreparable heating systems.	37	
HEATING, AD-HOC NORTH DISTRICT MOODIESBURN	Addresses identified, half of which are committed.	50	
HEATING CENTRAL DISTRICT	Tender documents in preparation.	85	
HEATING, 96/97, CONTRACT 1 SOUTH DISTRICT COLTNESS & MOSSEND (276)	Site works commenced 26 August, 20 houses completed to date.	194	D. Campbell
HEATING, 96/97, CONTRACT 2 SOUTH DISTRICT	Contract a further 285 houses (and 1 solid fuel) at Fallside, Stane, Newarthill, Newmains & Viewpark started 5 August, 80 houses completed to date.	158	Center Construction
HEATING, 96/97, CONTRACT 3 SOUTH DISTRICT	Contract documentation in preparation for September.		
HEATING, 96/97, CONTRACT 4 SOUTH DISTRICT	Contract documentation in preparation for September.		
WARM AIR HEATING REPL'MENT SOUTH DISTRICT	Housing identifying addresses for this programme.		
INSULATION PROGRAMME 95/96 HARTHILL & BELLSHILL	Contract complete except for 20 houses where access has to be obtained.	31	FibreGlo Insulat, Ltd
INSULATION PROGRAMME 96/97 SOUTH DISTRICT	Programme for loft and cavity installation - addresses have been identified, programme to be implemented.	125	
TOWER BLOCK REFURBISHMENT JACKSON COURT, COATBRIDGE	North section - substantially complete. Central section - cladding 75% complete. South section - rails started on west elevation.	2279	M J Gleeson Group
TOWER BLOCK REFURBISHMENT DUNBETH COURT, COATBRIDGE	North section - cladding 75% complete. Central section - cladding substantially complete. South section - complete.	1500	Miller Construction
TOWER BLOCK REFURBISHMENT HIGH COATS, COATBRIDGE	Proposal to phase scheme over two years with a start towards end of this year.	1500	

05/09/96

PROJECT	PROGRESS	VALUE £000s	CONTRACTOR
ENERGY EFFICIENCY (CONTINUED)			
TOWER BLOCK REFURBISHMENT CHEVIOT COURT, AIRDRIE	Proposal to phase scheme over two years with a start towards end of this year.	750	
TOWER BLOCK REFURBISHMENT MILTON COURT, AIRDRIE	Scheme for proposed concierge system being prepared for implementation towards the end of this financial year.	450	
TOWER BLOCK REFURBISHMENT GRANGE TOWER	Site works commenced 19 August.	1504	Amec Ltd
TOWER BLOCK REFURBISHMENT MERRYTON TOWER	Scheme to be phased over 2 years with a start towards end of this year.	1500	
WINDOW/DOOR REPLACEMENT NORTH DISTRICT PHASES 15, 16	Phase 15 (135 houses), Phase 16 (132 houses) - arrangements in hand to implement programme.	591	
WINDOW/DOOR REPLACEMENT NORTH DISTRICT PHASES 17, 18	Surveys in progress. Drawings to be prepared.	479	
WINDOW/DOOR REPLACEMENT MOODIESBURN / CRYSTON	Bridgeburn Drive/Pentland Road - windows sound - proposal to service and paint. Balance of funds reallocated.	47	
WINDOW/DOOR REPLACEMENT CENTRAL DISTRICT BARGEDDIE 2	Letter of acceptance to be issued by Administration.	280	Building & Roads DLO
WINDOW/DOOR REPLACEMENT CENTRAL DISTRICT	Drawings in preparation for further uPVC window replacements including various sheltered housing complexes in Airdrie, Calderbank and Coatbridge.	370	
WINDOW/DOOR REPLACEMENT NEWMAINS/DYKEHEAD	Contract complete.	210	Building & Roads DLO
WINDOW/DOOR REPLACEMENT BELLSHILL (EAST) CALDER VALLEY\TANNOCHSIDE	Windows installed in all houses. External render repairs to be completed to ten houses.	309	Building & Roads DLO
WINDOW/DOOR REPLACEMENT NEWARTHILL, HARTHILL, OVERTON	Windows installed in 50 houses, and render to 45 houses.	294	Building & Roads DLO
WINDOW/DOOR REPLACEMENT NEWARTHILL, KNOWETOP (281)	Tender documents being finalised.		

PROJECT	PROGRESS	VALUE £000s	CONTRACTOR
---------	----------	----------------	------------

MAJOR REPAIRS AND ENVIRONMENTALS

LIFT REPLACEMENT SOUTH DISTRICT	Current contract for Anderson, Oakfield and Albion Towers in progress for completion August 96.	90	Schindler Ltd.
LIFT REPLACEMENT SOUTH DISTRICT	Addresses for the next phase of the replacement programme to be defined.	50	
MAJOR REPAIRS NORTH DISTRICT	Proposals being identified for chimney and roof repairs and soffit lining removal.	80	
MAJOR REPAIRS CENTRAL DISTRICT	Ongoing programme being identified and prioritised by Housing Department.	500	
MAJOR REPAIRS NORTHFIELD FLOORS, 5	Addresses confirmed, 24 houses identified. Tender documents in preparation.	63	
MAJOR REPAIRS DORMER ROOFS, BELLSHILL	Letter of acceptance for 15 houses to be issued by Administration.	69	Building & Roads DLO
MAJOR REPAIRS BALCONY WALKWAYS, B'HILL	Sketch drawings prepared.	125	
MAJOR REPAIRS DEFECTIVE FLUES BLACKBURN HOUSES	Drawings being completed. Tenders to be obtained October '96.	375	
MAJOR REPAIRS STABILISATION WORKS TORBOTHIE ROAD, SHOTTS	Site works in progress	20	Building & Roads DLO
MAJOR REPAIRS UPGRADING ACQUIRED PROPERTY	Surveys carried out by Housing department. Feasibility study and outline drawings to be prepared for houses at Manse Road.	100	

PROJECT	PROGRESS	VALUE £000s	CONTRACTOR
MAJOR REPAIRS AND ENVIRONMENTALS (CONTINUED)			
MOD/ENVIRON IMPROVEMENTS NORTHFIELD/RENNIE ROAD	Bill of Quantities prepared and costed, negotiations to take place with private owners to encourage participation.	250	
MOD/ENVIRON IMPROVEMENTS BRIDGEBURN DRIVE	Drawings being prepared for improvement works to back courts.	313	
MOD/ENVIRON IMPROVEMENTS SOUTH DISTRICT	Schemes identified on chronological order of early modernisation contracts. Surveys underway.	140	
NON-TRADITIONAL HOUSING CHAPELSIDE, AIRDRIE	Complete	400	MacKenzie Con.Ltd
NON-TRADITIONAL HOUSING SUMMERLEE COTTAGES, FABRIC	First 2 houses complete except for some snagging. Insulation completed to one house. Roofing works in progress on two houses.	120	Campbell Constr. Ltd
NON-TRADITIONAL HOUSING BISF, AIRDRIE/CALDERCRUIX	Complete	170	Garrett Nicholson
NON-TRADITIONAL HOUSING WHITSON FAIRHURST, 5 NEWMAINS	Ten blocks complete, one block 95% complete.	323	Building & Roads DLO
NON-TRADITIONAL HOUSING WHITSON FAIRHURST, 6 NEWMAINS	Contract for 22 houses to be considered as a negotiated extension to phase 5.	288	
ROSEMARY TILE PROGRAMME NORTH DISTRICT CUMBERNAULD/KILSYTH	Letter of acceptance for 6 blocks to be issued by Administration.	82	Building & Roads DLO
ROSEMARY TILE PROGRAMME NORTH DISTRICT MOODIESBURN	Letter of acceptance for phase 1 (11 blocks) to be issued by Administration.	124	Building & Roads DLO
ROSEMARY TILE PROGRAMME NORTH DISTRICT MOODIESBURN	Phase 2 - addresses being defined and the owner-occupiers identified.		
ROSEMARY TILE PROGRAMME GARTSHERRIE 2 (4)	complete	50	Wm Watt & Sons Ltd.

05/09/96

PROJECT	PROGRESS	VALUE £000s	CONTRACTOR
---------	----------	----------------	------------

MAJOR REPAIRS AND ENVIRONMENTALS (CONTINUED)

ROSEMARY TILE PROGRAMME SUNNYSIDE 2	complete	65	Action Roofing
ROSEMARY TILE PROGRAMME BARGEDDIE 2(3)	complete	85	Ailsa Building Ltd
ROSEMARY TILE PROGRAMME CAIRNHILL	Additional block in progress in Bellsdyke Road.	225	Ailsa Building Ltd
ROSEMARY TILE PROGRAMME MOTHERWELL, PHASE 1	Letter of acceptance for phase 1 (23 blocks) to be issued by Administration.	297	Building & Roads DLO
ROSEMARY TILE PROGRAMME MOTHERWELL, PHASE 2	Phase 2 - list of addresses identified.		
RE-ROOFING FLAT, ROOFS WOODSIDE STREET, WALKWAY	Tender available.	60	
RE-ROOFING FLAT, ROOFS BANK ST/WOODSIDE ST	Tender available.	281	
RE-ROOFING FLAT, ROOFS WATSON STREET, 3	Dismantling scaffold to 2 and 4 storey blocks. Drainage complete to 5 storey block. On programme for completion end of October.	486	D. Campbell
RE-ROOFING FLAT, ROOFS COURSINGTON TOWER	Tender documents to be prepared subject to the private ownerships being resolved.	400	
RE-ROOFING FLAT, ROOFS MERRY ST/LESLIE ST	Tender documents to be prepared subject to the private ownerships being resolved.		
RE-ROOFING FLAT, ROOFS BRUCE ST/CALDER ST, BELLSHILL	Brief agreed, scheme in preparation. Tender documents to be prepared subject to the private ownerships being resolved.		

05/09/96

PROJECT	PROGRESS	VALUE £000s	CONTRACTOR
---------	----------	----------------	------------

MAJOR REPAIRS AND ENVIRONMENTALS (CONTINUED)

WATER MAINS SOUTH DISTRICT	Locations to be confirmed.	50	
URBAN REGENERATION, METAL FENCING	Complete.	297	Melvin Bros
PAINTERWORK/ROUGHCASTING NORTH AREA	Addresses identified, work to be progressed by Housing.	107	

PROJECT	PROGRESS	VALUE £000s	CONTRACTOR
HOME SAFETY AND SECURITY			
DOOR ENTRY/CCTV CUMBERNAULD/KILSYTH	Locations being indentified for two installations.	13	
DOOR ENTRY/CCTV SOUTH DISTRICT	Replace vandalised systems, locations to be confirmed.	95	
DOOR ENTRY/CCTV SOUTH DISTRICT, PHASE 16	Contractor commenced on site 24 June. Contract on programme for completion by end of September.	51	Scotshield Ltd.
REWIRING PROGRAMME NORTH DISTRICT	462 houses have now been identified for inclusion in this programme. Tender documents being prepared for mid September.	325	
REWIRING PROGRAMME CENTRAL DISTRICT	Programme identified, specification being clarified.	400	
REWIRING PROGRAMME SOUTH DISTRICT	Barons Tower - tenders being obtained. Tenders to be lodged on 9 September.	80	
REWIRING PROGRAMME SOUTH DISTRICT	Dalziel, Shields Towers to be progressed after Barons Tower.	160	
REWIRING PROGRAMME SOUTH DISTRICT	Low rise housing, Hattonrigg, Bellshill, tender to be negotiated with the DLO.		
CONCIERGE TO HIGH FLATS DUNBETH, etc, COATBRIDGE	Substantially complete.	992	Gilchrist & Lynn
CONCIERGE TO HIGH FLATS REDBRIDGE, etc, COATBRIDGE	complete	575	J B Bennett

PROJECT	PROGRESS	VALUE £000s	CONTRACTOR
COMMUNITY CARE			
AIDS AND ADAPTATIONS NORTH DISTRICT	Progressing individual schemes.	199	
AIDS AND ADAPTATIONS CENTRAL DISTRICT	Progressing individual schemes.	50	
AIDS AND ADAPTATIONS SOUTH DISTRICT	Progressing individual schemes.	500	
SPECIAL NEEDS SUNART STREET, WISHAW	Scheme in preparation for conservatory and lift installation. Working drawings almost complete, scheme to be costed.	70	
SPECIAL NEEDS CLAY ROAD, BELLSHILL	Arrangements being made for CCTV system to common room.	10	
SPECIAL NEEDS WEST END DRIVE, BELLSHILL	Arrangements being made for an early start on site. Fencing works to be done by the DLO.	55	
CONVERSION, SHELTERED HSG AIRBLES ROAD, PHASE 1	Contractor on site, demolitions and stripping out in progress.	335	Tarmac
CONVERSION, SHELTERED HSG VIEWPARK, PHASE 1 (22 HOUSES)	Proposals reported to committee.	69	
NEW BUILD, SPECIAL NEEDS CENTRAL DISTRICT	Options under consideration.		

