

## AGENDA ITEM No. ....

NORTH LANARKSHIRE COUNCIL  
REPORT

To: HOUSING COMMITTEE	Subject: <b>UPGRADING OF 2 STOREY HOUSES: WINDSOR WALK, TANNOCHSIDE</b>	
From: DIRECTOR OF CONSTRUCTION SERVICES		
Date: 19 August 1996	Ref: DMcC/SD/5	

**(1.00) INTRODUCTION**

- (1.01) The purpose of this report is to keep Committee Members informed of the above.
- (1.02) At the Housing Committee meeting held on Wednesday, 12 June, 1996, authority was given to the Director of Administration, after consultation with the Chair to progress this work into the construction phase.
- (1.03) As Managing Agent for construction services project management duties to Service Departments this report is submitted after consultation with the Director of Housing, details the project funding availability and proposed project management implementation arrangements designed and recommended to achieve cost effective, timeous and satisfactory project delivery.

**(2.00) RESOURCES**

- (2.01) The funding for this work is identified within the Housing Capital Programme (HRA) 1996/97, under the Estate Regeneration Programme.

**(3.00) CONTRACT IMPLEMENTATION PROPOSALS**

- (3.01) The works comprise the provision of pitched over flat roofs, external render, replacement windows and doors and replacement warm air heating installations to 30 two storey terraced houses.

- (3.02) The project costs are as follows:

Tender Cost	£487,702.07
Fees	---
Furniture	---
Other Costs	---
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Total	£487,702.07

- (3.03) The Tender figure is based on the rates for a project containing similar items of work which the Building and Roads DLO won in open competition in October, 1993. A mark up based on the relevant PSA cost indices and an allowance for wage increases was applied to give the Tender amount.

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- (3.04) By this method it can be clearly demonstrated that the Tender figure represents value for money under the criteria permitted by the Government during the moratorium on tendering.
- (3.05) The Construction Phase Health and Safety Plan prepared for this project has been assessed and is considered to be sufficiently developed to enable a Letter of Acceptance to be issued.

**(4.00) ACTION TAKEN**

(4.01) The Director of Administration has been advised:

- (a) that the tender was value for money under the criteria permitted by the Government during the moratorium on tendering.
- (b) that the necessary procedures under the Construction Design and Management Regulation 1994 had been applied.
- (c) that the project could be accepted.

**(5.00) RECOMMENDATION**

- (5.01) The Committee are asked to note that the Director of Administration is now progressing this matter in line with the authority granted by the Committee and final confirmation on project progress will be given at the meeting.
- (5.02) Project Management arrangements will be introduced accordingly to achieve a successful, cost effective budget controlled completion of this work.



**Director of Construction Services**