

NORTH LANARKSHIRE COUNCIL
REPORT

To: HOUSING AND PROPERTY SERVICES (CAPITAL PROGRAMME & REPAIRS) SUB-COMMITTEE	Subject: MINI ESTATE REGENERATION (CENTRAL) NORTHBURN AVENUE/PLACE, AIRDRIE (PHASE 3)
From: GENERAL MANAGER CONSTRUCTION SERVICES	
Date: 2 November 1999	Ref PAR/FW/HO/99/101

(1.00) INTRODUCTION

- (1.01) The purpose of this report is to consider and approve acceptance of the tender submitted by Fullwood Holdings Ltd for Phase 3 works and to seek Committee approval to amend the content of this tender to maximise the overall project development.
- (1.02) As Managing Agent for construction services project management duties to Service Department this report is submitted after consultation with the Director of Housing and Property Services, 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) 1999/00 under the Estate Regeneration Programme.

(3.00) CONTRACT IMPLEMENTATION PROPOSALS

- (3.01) The works consist of the provision of an External Wall rendering system, provision of a controlled door entry system, new door screens/windows and miscellaneous works, various repairs, the formation of bin storage and miscellaneous other works.
- (3.02) The addresses of the project are as follows:-

9, 11, 13, 15, 17, 19 and 21 Northburn Avenue, Airdrie (Phase 3).

Total (29 Flats and 2 shops).
- (3.03) Originally, a tender was received for the upgrading of flats 15, 17, 19, 21 Northburn Avenue and 1 and 3 Northburn Place, Airdrie but on reconsideration by the Department of Housing and Property Services this was altered to that indicated on Item 3.2. An amended tender has been obtained accordingly.

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- (3.04) The decision to omit block 1, 3 Northburn Place from this phase of the project, has been taken in recognition of the high level of vandalism which continues to prevail in the development in particular within Northburn Place, despite the fact we are now entering Phase 3 of the Mini Estate Regeneration project.

Northburn Place consists of 5 blocks of flats, 4 of which were included in phases 1 and 2 of the project along with an adjacent block at 23, 25, 27 Northburn Avenue. A CCTV system was also provided throughout the development in Phase 2 of the project.

Regrettably however the serious vandalism problems persist and this is making it increasingly difficult for the local Area Housing Office to allocate void properties and the level of voids in Northburn Place is currently running at 47%.

The Area Office is of course making every effort to overcome these difficulties with show flat having been established as part of the Area Office's Letting Initiative. Close liaison also exists with the local police who monitor the CCTV cameras, and it is hoped that in time the void level will be significantly reduced.

Notwithstanding, it is felt it would not be prudent at this stage to embark upon improvement works at the remaining block in 1, 3 Northburn Place until such time as the void levels have significantly reduced. Indeed, it may be that consideration will ultimately require to be given to the demolition of this block to ensure the objective of the overall project is achieved. This will of course be the subject of a future report to Committee, following tenant consultation.

The remaining properties within the development at 1-21 Northburn Avenue, are on the whole not subject to the same levels of vandalism as those in Northburn Place, with only 5 of the 48 Council owned properties currently empty. There are also 5 owner occupiers within these blocks.

In light of this, it is considered appropriate to continue with the works at Northburn Avenue and substitute the omitted block at 1, 3 Northburn Place with block 9, 11, 13 Northburn Avenue. The position regarding the block at 1/3 Northburn Place could then be reconsidered prior to commencement of Phase 4 of the project.

- (3.05) Tender documents were issued to the undernoted Contractors and were returned on 29 September 1999.

<u>Contractor</u>	<u>Before Checking</u>	<u>After Checking</u>
Fullwood Holdings Ltd, Mossend	£224,829.63	£287,961.87 (amended to £345,455.33)
McKenzie Construction, Glasgow	£314,060.32	£314,060.32
Caledonian 1986 Ltd, Glasgow	£319,423.47	£326,038.47
Gilchrist & Lynn Ltd, Airdrie	£328,321.98	Not Checked
R & R Construction Ltd, Glasgow	£359,330.63	Not Checked
Morris Spottiswood, Glasgow	£392,178.89	Not Checked

- (3.06) The three lowest offers have been checked and arithmetical errors have been corrected in accordance with the tender documents.

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(3.07) After checking the lowest offer remained that submitted by Fullwood Holdings Ltd. Bellshill in the amended amount of £345,455.33.

This tender represents a competitive offer and value for money and is therefore recommended for acceptance.

(3.08) The project costs are as follows:

Tender Cost	£ 345,455.33
Fees	£ 39,727.36
Furniture	---
Other Costs	---

Total	<u>£ 385,182.69</u>
Estimated Spend 1999/00:	£ 330,000.00
Estimated Spend 1900/01:	£ 55,182.69

(3.09) The Committee is advised that:-

- (a) that the tender represents a competitive offer and value for money
- (b) that the necessary procedures under the Construction Design and Management Regulation 1994 had been applied.
- (c) that this project does not require Planning Permission
- (d) a Building Warrant application has been submitted for this project.

(4.00) RECOMMENDATIONS

(4.01) The Committee is asked to approve acceptance of the tender submitted by Fullwood Holdings Ltd and to approve the amendments outlined in this report in order to achieve the security and environmental aims of the project.

(4.02) Project Management arrangements will be introduced accordingly to achieve a successful, cost effective budget controlled completion of this work.



General Manager Construction Services