

**HOUSING AND PROPERTY SERVICES (CAPITAL PROGRAMME AND REPAIRS) -
11 November 1999**

Motherwell, 11 November 1999 at 10 am.

A Meeting of the **HOUSING AND PROPERTY SERVICES (CAPITAL PROGRAMME AND REPAIRS) SUB-COMMITTEE**

PRESENT

Councillor Grant, Convener; Councillors McLaughlin, Maginnis, W. Martin, Robertson, Selfridge, Valentine and Wallace.

CHAIR

Councillor Grant (Convener) presided.

IN ATTENDANCE

The Committee Services Officer, Director of Housing and Property Services, Property Services Manager, Head of Design Services, and Accountant.

APOLOGIES

Councillors Cassidy and Chadha and Shields.

REPAIRS EXPENDITURE AND PERFORMANCE INDICATORS

1. There was submitted a report (docketed) dated 4 November 1999 by the Director of Housing and Property Services regarding the main performance indicators and latest financial position in respect of the Repairs and Maintenance Service to the Council's Housing Stock as contained within Appendices 1 and 2 to the report which covered monthly performance and the most up-to-date financial position.

Decided: that the terms of the report be noted.

CAPITAL PROGRAMME FOR REPLACEMENT OF ELECTRIC HEATING SYSTEM

2. With reference to paragraph 54 of the Minute of the meeting of the Housing Committee held on 28 January 1998 when, inter alia, approval had been given to the choices of the type of heating systems to be offered to tenants as part of the Electric Central Heating System Replacement Programme, there was submitted a report (docketed) dated 2 November 1999 by the Director of Housing and Property Services regarding the level of tenant nil responses, and tenants refusals, with regard to participation in the Programme (1) detailing the nil responses and tenant refusals on a district basis, with regard to the electric heating systems identified for renewal in the Programme 1999/2000; (2) advising that the tenant nil responses and refusals would be removed from this year's 1999/2000 Programme; (3) intimating that in the event of responses being received or a tenant re-considering their participation, they would be added back into the Programme, and (4) informing that a register of the tenant nil responses and refusals had been created, with the tenants being revisited in future years of the Programme to offer them a further opportunity to participate.

Decided: that the terms of the report be noted.

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1999/2000 HRA CAPITAL PROGRAMME BUDGET MONITORING REPORT

3. With reference to paragraph 20 of the Minute of the meeting of the Housing and Property Services Committee held on 1 September 1999 when, *inter alia*, it had been agreed to approve the revised Capital Programme and that further reports be submitted to Committee on future adjustments required during the remainder of the year, there was submitted a report (docketed) dated 22 October 1999 by the Director of Housing and Property Services reviewing progress towards achieving agreed spending plans within the 1999/2000 HRA Capital Programme (1) advising of the current spending levels of the HRA Capital Programme budget for the period from 1 April to 10 October 1999, and (2) indicating that the Programme would continue to be subject to ongoing review, with reports submitted to the Housing and Property Services Committee on any adjustments required to approved spending plans during the remainder of the year.

Decided: that the terms of the report be noted.

EXTERNAL CAPITAL REFURBISHMENT - PROGRAMMES AND PROTECTED BIRDS

4. There was submitted a report dated 27 October 1999 by the Director of Housing and Property Services seeking approval to adopt a policy regarding conservation of the nest sites of swifts when undertaking external refurbishment programmes (1) outlining the background to and the need for adopting a policy regarding conservation of the nest sites of swifts; (2) advising that the conservation of the sites had been accepted by several other Local Authorities; (3) informing that the organisation "Concern for Swifts (Scotland)" had offered to supply Nest Boxes at no cost to the Council to be fitted at suitable nest sites where major capital works were in progress, and (4) indicating that the additional cost to the Council to secure the boxes was estimated at £25 per box.

Decided:

- (1) that the policy of protecting swifts in new housing and refurbishment programmes be adopted, and
- (2) that the costs of securing the nest boxes provided by "Concern for Swifts (Scotland)" be approved.

CAPITAL PROGRAMME MONITORING AND PROGRESS STATUS REPORTS

5. There was submitted a joint progress report (docketed) dated 5 November 1999 by the Director of Housing and Property Services and General Manager, Construction Services on the progress of the 1999/2000 Capital Programme.

Decided: that the terms of the report be noted.

CONTRACTS

(1) MINI ESTATE REGENERATION, SIKESIDE, COATBRIDGE

6. There was submitted a report dated 20 October 1999 by the General Manager, Construction Services advising that (1) the lowest tenderer for the contract for the Mini Estate Regeneration, Sikeside, Coatbridge was that of Caledonian (1986) Limited, Glasgow in the sum of £636,931.83, and (2) the Director of Administration was now progressing this matter in terms of his delegated powers.

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Decided: that the terms of the report be noted.

(2) RE-ROOFING OF SHOPS AT SANDVALE PLACE, SHOTTS

7. There was submitted a report dated 18 October 1999 by the General Manager, Construction Services advising that (1) the lowest tenderer for the contract for the re-roofing of shops at Sandvale Place, Shotts was that of J. Murray Thomson Limited, Alloa in the sum of £64,678.76, and (2) the Director of Administration was now progressing this matter in terms of his delegated powers.

Decided: that the terms of the report be noted.

(3) CAVITY WALL INSULATION

(a) SOUTH AREA 1999/2000 - PHASE 14 - 213 HOUSES

8. There was submitted a report dated 21 October 1999 by the General Manager, Construction Services, advising that (1) the lowest tenderer for the contract for the Cavity Wall Insulation South Area 1999/2000 - Phase 14 - 213 Houses was that of Everwarm Services Limited, Livingston in the sum of £30,394.03, and (2) the Director of Administration was now progressing this matter in terms of his delegated powers.

Decided: that the terms of the report be noted.

(b) SOUTH AREA 1999/2000 - PHASE 15 - 193 HOUSES

9. There was submitted a report dated 21 October 1999 by the General Manager, Construction Services advising that (1) the lowest tenderer for the contract for the Cavity Wall Insulation South Area 1999/2000 - Phase 15 - 193 Houses was that of Everwarm Services Limited, Livingston in the sum of £32,273.63, and (2) the Director of Administration was now progressing this matter in terms of his delegated powers.

Decided: that the terms of the report be noted.

(c) SOUTH AREA 1999/2000 - PHASE 16 - 272 HOUSES

10. There was submitted a report dated 21 October 1999 by the General Manager, Construction Services advising that (1) the lowest tenderer for the contract for the Cavity Wall Insulation South Area 1999/2000 - Phase 16 - 272 Houses was that of Everwarm Services Limited, Livingston, in the sum of £35,352.02, and (2) the Director of Administration was now progressing this matter in terms of his delegated powers.

Decided: that the terms of the report be noted.

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(4) ELECTRIC REWIRING 1999/2000 GOWKTHRAPPLE, PHASE 2

11. There was submitted a report dated 15 October 1999 by the General Manager, Construction Services, advising that (1) the lowest tenderer for the contract for the Electric Rewiring 1999/2000 Gowkthrapple, Phase 2 was that of G. D. Chalmers Limited, Paisley in the sum of £276,674, and (2) the Director of Administration was now progressing this matter in terms of this delegated powers.

Decided: that the terms of the report be noted.

(5) HEATING PROGRAMME 1999/2000

(a) CONTRACT NO. 3 - SOUTH - 275 HOUSES

12. There was submitted a report dated 19 October 1999 by the General Manager, Construction Services advising that (1) that the lowest tenderer for the contract for the Heating Programme 1999/2000 - Contract No. 3 - South - 275 Houses (a) Capital Financed Pipework Etc. Installation, and (b) Leased Financed Gas Heating Appliances Installation, was that of CFM Building Services Limited, Carluke, in the sum of £205,711.80 for the pipework etc. installation, and £288,926.40 for the heating appliances installation, and (2) the Director of Administration was now progressing the pipework etc. installation contract in terms of his delegated powers.

Decided: that the terms of the report be noted.

(b) CONTRACT NO. 4 - SOUTH - 226 HOUSES

13. There was submitted a report dated 19 October 1999 by the General Manager, Construction Services advising that (1) the lowest tenderer for the Contract for the Heating Programme 1999/2000 - Contract No. 4 - South - 226 Houses (a) Capital Financed Pipework Etc. Installation, and (b) Leased Financed Gas Heating Appliances Installation, was that of CFM Building Services Limited, Carluke, in the sum of £191,704.80 for the pipework etc. installation, and £234,618 for the heating appliances installation, and (2) the Director of Administration was now progressing the pipework etc. installation contract in terms of his delegated powers.

Decided: that the terms of the report be noted.

DEFECTIVE PITCHED ROOFS - SOUTH - PHASE 20 (31 BLOCKS)

14. There was submitted a report dated 27 October 1999 by the General Manager, Construction Services advising that (1) the lowest tenderer for the contract for the Defective Pitched Roofs - South - Phase 20 (31 Blocks) was that of Helforn Limited, Glasgow in the sum of £241,655.66, and (2) the Director of Administration was now progressing this matter in terms of his delegated powers.

Decided: that the terms of the report be noted.

MINI PROGRAMME 1998/99 THOMSON AVENUE, NETHERTON

15. There was submitted a report dated 25 October 1999 by the General Manager, Construction Services advising that (1) the lowest tenderer for the contract for the Mini Programme 1998/99 - Thomson Avenue, Netherton was that of Mackenzie Construction Limited, Glasgow in the sum of

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£1,316,887.26, and (2) the Director of Administration was now progressing this matter in terms of his delegated powers.

Decided: that the terms of the report be noted.

MINI ESTATE REGENERATION (CENTRAL) - NORTHBURN AVENUE/PLACE, AIRDRIE (PHASE 3)

16. There was submitted a report (docketed) dated 2 November 1999 by the General Manager, Construction Services (1) advising that the lowest tenderer for the contract for the Mini Estate Regeneration (Central) - Northburn Avenue/Place, Airdrie (Phase 3) was that of Fullwood Holdings Limited, Mossend; (2) intimating that the Director of Housing and Property Services had amended the tender specification for the contract by omitting block 1, 3 Northburn Place, Airdrie due to the high level of vandalism within Northburn Place, Airdrie; (3) proposing that Block 1,3 Northburn Place be substituted with blocks 9, 11 and 13 Northburn Avenue, Airdrie with consideration of the inclusion of the block at 1,3 Northburn Place in the project being reassessed prior to commencement of Phase 4 of the project, and (4) detailing that an amended tender had been obtained from Fullwood Holdings Limited, Mossend in the sum of £345,455.33.

Decided:

- (1) that Fullwood Holdings Limited, Mossend be awarded the amended tender for the Mini Estate Regeneration (Central) - Northburn Avenue/Place, Airdrie (Phase 3) in the sum of £345,455.33, and
- (2) that the Director of Administration progress the matter for acceptance.

RE-RENDERING PROGRAMME 1999/2000 PHASE 5 - 36 FLATS, MANSFIELD ROAD AND BLACKMOSS DRIVE, BELLSHILL

17. There was submitted a report dated 3 November 1999 by the General Manager, Construction Services advising that (1) the lowest tenderer for the contract for the Re-Rendering Programme 1999/2000 Phase 5 - 36 Flats, Mansfield Road and Blackmoss Drive, Bellshill was that of Ailsa Building Limited, Coatbridge in the sum of £111,573.70, and (2) the Director of Administration was now progressing this matter in terms of his delegated powers.

Decided: that the terms of the report be noted.

NON TRADITIONAL HOUSING UPGRADING OF WHITSON FAIRHURST HOUSES AT CALDERCRUIX PHASE 2

18. There was submitted a report dated 3 November 1999 by the General Manager, Construction Services advising that (1) the lowest tenderer of the contract for the Non Traditional Housing Upgrading of Whitson Fairhurst Houses at Caldercruix, Phase 2 was that of GF Sharp & Co. Limited, Wishaw in the sum of £470,639.03, and (2) the Director of Administration was now progressing this matter in terms of his delegated powers.

Decided: that the terms of the report be noted.

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DEFECTIVE PITCHED ROOFS KILSYTH PHASE 10 (31 BLOCKS)

19. There was submitted a report dated 3 November 1999 by the General Manager, Construction Services advising that (1) the lowest tenderer for the contract for the Defective Pitched Roofs Kilsyth Phase 10 (31 Blocks) was that of Ailsa Building Limited, Coatbridge in the sum of £235,228.09, and (2) the Director of Administration was now progressing this matter in terms of his delegated powers.

Decided: that the terms of the report be noted.

DEFECTIVE PITCHED ROOFS SOUTH - PHASE 21 (34 BLOCKS)

20. There was submitted a report dated 2 November 1999 by the General Manager, Construction Services advising that (1) the lowest tenderer for the contract for the Defective Pitched Roofs - South - Phase 21 (34 Blocks) was that of Helforn Limited, Glasgow in the sum of £250,642.93, and (2) the Director of Administration was now progressing this matter in terms of his delegated powers.

Decided: that the terms of the report be noted.

ESTATE REGENERATION EXTERNAL REFURBISHMENT, CLARKSTON, AIRDRIE

21. There was submitted a report dated 3 November 1999 by the General Manager, Construction Services advising that (1) the lowest tenderer for the Estate Regeneration External Refurbishment, Clarkston, Airdrie was that of Helforn Limited, Glasgow in the sum of £520,836.09; (2) due to budgetary restrictions on the project, negotiations were entered into with the lowest contractor to identify savings, and (3) the Contractor, Helforn Limited, Glasgow had submitted a revised tender in the sum of £418,489.84.

Decided:

- (1) that the contract for the Estate Regeneration External Refurbishment, Clarkston, Airdrie be awarded to Helforn Limited, Glasgow in the negotiated amount of £418,489.84, and
- (2) that the Director of Administration progress the matter for acceptance.

LIFT REPLACEMENT PROGRAMME - JACKSON COURT, COATBRIDGE AND BRANDON TOWER, MOTHERWELL

22. There was submitted a report dated 4 November 1999 by the General Manager, Construction Services (1) advising that the only tender submitted for the Lift Replacement Programme - Jackson Court, Coatbridge and Brandon Tower, Motherwell contract was that by Lift Maintenance Limited, Glasgow, in the sum of £560,265.25 inclusive of contingencies, and (2) intimating that the offer was considered a competitive price for the work when compared with the tender price submitted for the 1998/99 Lift Replacement Programme.

Decided:

- (1) that the contract for the Lift Replacement Programme, Jackson Court, Coatbridge and Brandon Tower, Motherwell be awarded to Lift Maintenance Limited, Glasgow, in the sum of £560,265.25, and

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- (2) the Director of Administration progress the matter for acceptance.