

**HOUSING AND TECHNICAL SERVICES (CAPITAL PROGRAMME AND REPAIRS)  
SUB – 11 December 2003**

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**Motherwell, 11 December 2003 at 2 pm.**

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

**PRESENT**

Councillor Lunny, Convener; Councillors Burrows, Carmichael, Hogg, Lafferty, McKenna, McLaughlin, W. Martin, Robertson and Valentine.

**CHAIR**

Councillor Lunny (Convener) presided.

**IN ATTENDANCE**

The Principal Administrative Officer, Head of Design Services and Private Sector Manager, Housing and Property Services Department.

**APOLOGIES**

Councillors Cefferty, M. Clark, Maginnis and J. Martin.

**REPAIRS EXPENDITURE AND PERFORMANCE INDICATORS**

1. There was submitted a report (docketed) dated 1 December 2003 by the Director of Housing and Property Services (1) advising of the monthly performance of the Repairs and Maintenance Service to the Council's housing stock; (2) detailing the repairs performance figures for each of the Public/Private Partnerships of Maintenance and Property Care Limited (MPC), Saltire Facilities Management Limited and Walker Profiles Limited, and (3) intimating the expenditure of repairs and maintenance as at 7 November 2003 with a comparison being made with the expenditure statement as at 8 November 2002.

**Decided:** that the terms of the report be noted.

**2003/2004 HRA CAPITAL PROGRAMME BUDGET MONITORING REPORT**

2. There was submitted a report (docketed) dated 20 November 2003 by the Director of Housing and Property Services reviewing progress towards achieving agreed spending plans within the 2003/2004 HRA Capital Programme and advising of the spending levels of the HRA Capital Programme Budget as at 7 November 2003.

**Decided:** that the terms of the report be noted.

**COMPOSITE CAPITAL PROGRAMME 2003/2004 NON-HRA HOUSING**

3. With reference to paragraph 3 of the Minute of the meeting of this Sub-Committee held on 9 October 2003 when the financial position of the Non-HRA Housing Capital Programme as at 12 September 2003 was noted, there was submitted a report (docketed) dated 28 November 2003 by the Director of Housing and Property Services in respect of the progress of individual projects included within the

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Non-HRA Housing Composite Capital Programme 2003/2004 from 1 April to 7 November 2003 and reviewing spending plans (1) outlining the capital resources and current expenditure position for the financial year 2003/2004, as detailed in Appendix 1 to the report, and (2) providing details of and explanations for major variances.

**Decided:** that the financial position of the Non-HRA Housing Composite Capital Programme as at 7 November 2003 be noted.

**HOUSING CAPITAL PROGRAMME MONITORING AND PROGRESS STATUS REPORT**

4. There was submitted a report dated 1 December 2003 by the Director of Housing and Property Services outlining the progress of projects contained within the 2003/2004 Capital Programme.

**Decided:** that the terms of the report be noted.

**NORTH LANARKSHIRE CARE AND REPAIR PROJECT - PROGRESS REPORT**

5. With reference to paragraph 5 of the Minute of the meeting of this Sub-Committee held on 14 August 2003 when the progress of the North Lanarkshire Care and Repair Project had been noted, there was submitted a report dated 28 November 2003 by the Director of Housing and Property Services (1) intimating that, as at 30 September 2003, the Care and Repair Project had 1,698 clients and 950 cases complete or in progress and that, of those, 65% of the clients were over 70 years of age, and 87% had a disability; (2) indicating that new referrals to the project had increased by 69 in the quarter ending 30 September 2003; (3) informing that (a) an appointment of an additional Care and Repair Officer had led to a significant reduction in waiting time, particularly for priority cases, and (b) the number of people awaiting a first visit from the Care and Repair Service had fallen from 157 at 30 June, to 102 at 30 September 2003, and (4) advising that, as at 30 September 2003, the Small Repairs Service had 1,063 clients and 804 cases complete and that, of those, 77% of the clients were over 70 years of age, and 80% had a disability.

**Decided:** that the terms of the report be noted.

**CONTRACTS**

**(1) ACCEPTANCE OF TENDERS**

6. There were submitted reports by the Director of Housing and Property Services (1) providing details of tenders received for various contracts, including details of a negotiated tender with Fulcrum Connections, Edinburgh, for the Heating Replacement Programme 2003/2004 and 2004/2005 Gas Mains Infill and Gas Mains Connections, and (2) advising that following consultation with the Convener, the Director of Administration had arranged for the acceptance of (a) the negotiated tender for the Heating Replacement Programme 2003/2004 and 2004/2005 Gas Main Infill and Gas Mains Connections, and (b) the lowest tender for each of the other projects, all in terms of his delegated powers and as detailed below:-

- (A) the lowest tender for the Electrical Re-wiring Programme 2003/2004, South Area Phase 8 Glen Tower, Motherwell which was, after checking, that by WWW Electrical Contractors Limited, Glasgow, in the sum of £245,062.45;

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- (B) the lowest tender for the Electrical Re-wiring Programme 2003/2004, Cumbernauld and Kilsyth Phase 10 which was, after checking, that by Jordan Electrics Limited, Newmains, in the sum of £92,459.22;
- (C) the lowest tender for the Electrical Re-wiring Programme 2003/2004, Moodiesburn Phase 11 which was, after checking, that by WWW Electrical Contractors Limited, Glasgow, in the sum of £85,929.04;
- (D) the lowest tender for the Re-rendering Programme 2003/2004, Kilsyth Phase 12 which was, after checking, that by AC Whyte and Company Limited, Glasgow, in the sum of £148,114.62;
- (E) the lowest tender for the Re-rendering Programme 2003/2004, (Ex CDC) Phase 8 which was, after checking, that by AC Whyte and Company Limited, Glasgow in the sum of £126,710.83;
- (F) the lowest tender for the Re-rendering Programme 2003/2004, South Area Phase 25 Wishaw which was, after checking, that by Maintenance and Property Care Limited, Coatbridge, in the sum of £164,675.93;
- (G) the lowest tender for the Estate Regeneration Works at Craigneuk, Airdrie which was, after checking, that by Maintenance and Property Care Limited, Coatbridge, in the sum of £447,741.65;
- (H) the lowest tender for the Major Repairs Programme 2003/2004, Renewal of Water Pumps to Tower Blocks Phase 4 (South) which was, after checking, that by James Frew Limited, Glasgow, in the sum of £70,925.20;
- (I) the lowest tender for Major Repairs Programme 2003/2004, Porch Roof Replacement South Phase 9 which was, after checking, that by Ailsa Building Limited, Coatbridge, in the sum of £61,733.12;
- (J) the negotiated tender with Fulcrum Connections, Edinburgh, for the Heating Replacement Programme 2003/2004 and 2004/2005 Gas Mains Infill and Gas Mains Connections to approximately 704 houses, comprising 29 houses in the North Area, 257 houses in the Central Area and 418 houses in the South Area, which was in the sum of £193,972.93;
- (K) the lowest tender for the Re-roofing (Flat Roofs) Programme at 27-45 and 90-108 Dundyvan Road and 50-68 Hutchison Place, Coatbridge which was, after checking, that by Chard Construction Limited, Blantyre, in the sum of £241,595.93,
- (L) the lowest tender for Emergency Lighting Replacement at Redbridge and Coltswood Courts, Coatbridge, which was, after checking, that by Jordan Electrics Limited, Newmains, in the sum of £396,279.52, and
- (M) the lowest tender for the Road and Landscaping Works at Eastfield, Harthill which was, after checking, that by Stewart Landscapes Limited, Glasgow, in the sum of £679,877.17.

**Decided:**

- (1) that the terms of the reports by the Directors of Housing and Property Services and Community Services be noted, and
  - (2) that the action taken by the Director of Administration, following consultation with the Convener, in accepting each of the tenders, as detailed in the reports, be homologated.
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**CONTRACTS - ADDITIONAL WORKS**

**(1) RE-RENDERING CENTRAL AREA - PHASE 5 - COMPLETION WORKS**

7. With reference to paragraph 6 of the Minute of the meeting of this Sub-Committee held on 9 October 2003 when approval had been given for the Director of Housing and Property Services to negotiate an extension to the Re-rendering Central Area Phase 5 contract with Ailsa Building Limited, Coatbridge for additional work, at an estimated cost of £87,000, there was submitted a report dated 10 October 2003 by the Director of Housing and Property Services advising that the cost of the additional works had been negotiated with Ailsa Building Limited, Coatbridge, in the sum of £85,454 over and above the original approved expenditure of £588,370.40.

**Decided:** that the inclusion of the additional works to the existing contract up to a maximum contract expenditure of £673,824.40 be noted.

**(2) UPVC WINDOW REPLACEMENT PROGRAMME 2003/2004 PRIORITY M64 - M66 ADDITIONAL  
144 HOUSES WESTFIELD AND EASTFIELD, CUMBERNAULD**

8. With reference to paragraph 5 of the Minute of the meeting of this Sub-Committee held on 9 October 2003 when approval had been given for the Director of Housing and Property Services to negotiate an extension to the UPVC Window Replacement Programme 2003/2004 South Area Priority M64-M66 contract with Walker Profiles Limited, Motherwell, for additional 144 houses at Westfield and Eastfield, Cumbernauld, at an estimated cost of £240,000, there was submitted a report dated 10 November 2003 by the Director of Housing and Property Services advising that the cost of the work to the additional houses had been negotiated with Walker Profiles Limited, Motherwell, in the sum of £272,037.74 over and above the original approved expenditure of £393,058.39.

**Decided:** that the inclusion of the additional works to the existing contract up to a maximum contract expenditure of £665,096.13 be noted.