

Motherwell, 4 October 2001 at 2 pm.

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

PRESENT

Councillor Grant, Convener; Councillors Cassidy, Chadha, Cox, Robertson, Selfridge, Valentine and Wallace.

CHAIR

Councillor Grant (Convener) presided.

IN ATTENDANCE

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

APOLOGIES

Councillors Lafferty, McKendrick, McLaughlin, Maginnis and W. Martin.

The Convener exercised his discretion to vary the Order of Business as hereinafter Minuted.

REPAIRS EXPENDITURE AND PERFORMANCE INDICATORS

1. There was submitted a report (docketed) dated 26 September 2001 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 Morrison Property Care Limited, Saltire Facilities Management Limited and Walker Profiles Limited, and (3) intimating the expenditure on repairs and maintenance expenditure as at 9 September 2001 with a comparison being made with the expenditure statements as at 17 September 2000.

Decided: that the terms of the report be noted.

2001/2002 HRA CAPITAL PROGRAMME BUDGET MONITORING REPORT

2. There was submitted a report (docketed) dated 25 September 2001 by the Director of Housing and Property Services reviewing progress towards achieving agreed spending plans within the 2001/2002 HRA Capital Programme and advising of the spending levels of the HRA Capital Programme budget to 14 September 2001.

Decided: that the terms of the report be noted.

**COMPOSITE CAPITAL PROGRAMME 2001/2002: MONITORING REPORT FROM 1 APRIL TO
14 SEPTEMBER 2001 - NON-HRA HOUSING**

3. There was submitted a report (docketed) dated 26 September 2001 by the Director of Housing and Property Services in respect of the progress of individual projects included within the Non-HRA

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Composite Capital Programme 2001/2002 from 1 April to 14 September 2001 (1) outlining the capital resources and current expenditure for the financial year 2001/2002, 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 Capital Programme as at 14 September 2001 be noted.

HOUSING CAPITAL PROGRAMME MONITORING AND PROGRESS STATUS REPORT

4. There was submitted a report dated 28 September 2001 by the Director of Housing and Property Services outlining the progress of projects contained within the 2001/2002 Capital Programme.

Decided: that the terms of the report be noted.

CONTRACTS

(1) CONTROLLED DOOR ENTRY SYSTEMS - NORTH AREA PHASE 4

5. There was submitted a report dated 29 August 2001 by the Director of Housing and Property Services advising that (1) the lowest tender for the contract for the Controlled Door Entry Systems - North Area Phase 4 was that of Bell Security (Scotland) Limited, Glasgow in the sum of £108,136.00, and (2) the Director of Administration was progressing this matter in terms of his delegated powers.

Decided: that the terms of the report be noted.

(2) DOOR ENTRY PROGRAMME (SOUTH) - BATCH D

6. There was submitted a report dated 21 August 2001 by the Director of Housing and Property Services advising that (1) the lowest tender for the contract for the Door Entry Programme (South) - Batch D was that of Martec Engineering Group Limited, Glasgow in the sum of £234,859.42, and (2) the Director of Administration was progressing this matter in terms of his delegated powers.

Decided: that the terms of the report be noted.

(3) ESTATE REGENERATION 2001/2002

(a) SELBY PLACE, COATBRIDGE

7. There was submitted a report dated 27 July 2001 by the Director of Housing and Property Services advising that (1) the lowest tender for the contract for the Estate Regeneration 2001/2002 - Selby Place, Coatbridge was that of Joseph Leckie and Sons Limited, Hamilton in the sum of £30,651.10, and (2) the Director of Administration was progressing this matter in terms of his delegated powers.

Decided: that the terms of the report be noted.

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(b) MINI PROGRAMME REFURBISHMENT OF GAS FLATS 519-593 MERRY STREET, MOTHERWELL

8. There was submitted a report dated 14 August 2001 by the Director of Housing and Property Services advising that (1) the lowest tender for the contract for the Estate Regeneration 2001/2002 - Mini Programme Refurbishment of Gas Flats 519-593 Merry Street, Motherwell was that of PBL Construction, Glasgow in the sum of £393,822.56, and (2) the Director of Administration was progressing this matter in terms of his delegated powers.

Decided: that the terms of the report be noted.

(c) EXTENSION OF CCTV SYSTEM TANNOCHSIDE

9. There was submitted a report dated 6 August 2001 by the Director of Housing and Property Services advising that (1) the lowest tender for the contract for the Estate Regeneration 2001/2002 - Extend CCTV System Tannochside was that of ADT Fire and Security, Uddingston in the sum of £146,178.96, and (2) the Director of Administration was progressing this matter in terms of his delegated powers.

Decided: that the terms of the report be noted.

(4) RELOCATION OF CCTV EQUIPMENT AT OLD MONKLAND, COATBRIDGE

10. There was submitted a report dated 14 September 2001 by the Director of Housing and Property Services advising that (1) the lowest tender for the contract for the Relocation of CCTV Equipment at Old Monkland, Coatbridge was that of Semple Cochrane plc, Cumbernauld in the sum of £53,787.17, and (2) the Director of Administration was progressing this matter in terms of his delegated powers.

Decided: that the terms of the report be noted.

(5) EXTERNAL REFURBISHMENT AT ISLAY, PETERSBURN PHASE 5

11. There was submitted a report dated 31 August 2001 by the Director of Housing and Property Services advising that (1) the lowest tender for the contract for the External Refurbishment at Islay, Petersburn Phase 5 was that of G.F. Sharp and Company Limited, Wishaw in the sum of £461,264.00, and (2) the Director of Administration was progressing this matter in terms of his delegated powers.

Decided: that the terms of the report be noted.

(6) FIRE DAMAGE REINSTATEMENT AT 87 GEORGE STREET, CHAPELHALL

12. There was submitted a report dated 15 August 2001 by the Director of Housing and Property Services advising that (1) the lowest tender for the contract for Fire Damage Reinstatement at 87 George Street, Chapelhall was that of Ailsa Building Limited, Coatbridge in the sum of £23,485.35, and (2) the Director of Administration was progressing this matter in terms of his delegated powers.

Decided: that the terms of the report be noted.

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(7) LIFT REPLACEMENT PROGRAMME 2001/2002 FOR DUNBETH COURT, COATBRIDGE AND AIRBLES TOWER, MOTHERWELL

13. With reference to paragraph 14 of the Minute of the meeting of the Housing and Technical Services Committee held on 3 August 2001 when the Director of Housing and Property Services was authorised to negotiate a tender within the Lift Replacement Programme 2001/2002 with Lift Maintenance Limited, Glasgow for the installation of new lifts at the multi storey developments at Dunbeth Court, Coatbridge and Airbles Tower, Motherwell, there was submitted a report dated 14 September 2001 by the Director of Housing and Property Services regarding the negotiation of the tender (1) advising that a tender for the contract had been negotiated, and (2) indicating that the Director of Administration had been authorised to progress acceptance of the contract with Lift Maintenance Limited, Glasgow in the sum of £596,816.00.

Decided: that the terms of the report be noted.

(8) MAJOR REPAIRS PROGRAMME 2001/2002

(a) MINISTRY HOUSES, MOSSEND, PHASE 4

14. There was submitted a report dated 8 August 2001 by the Director of Housing and Property Services advising that (1) the lowest tender for the contract for the Major Repairs Programme 2001/2002 - Ministry Houses, Mossend, Phase 4 was that of Helforn Limited, Glasgow in the sum of £270,539.16, and (2) the Director of Administration was progressing this matter in terms of his delegated powers.

Decided: that the terms of the report be noted.

(b) NON-TRADITIONAL HOUSES - VCB HOUSES, PATHER

15. There was submitted a report dated 1 August 2001 by the Director of Housing and Property Services advising that (1) the lowest tender for the contract for the Major Repairs Programme 2001/2002 - Non-Traditional Houses - VCB Houses, Pather was that of Ailsa Building Limited, Coatbridge in the sum of £268,836.21, and (2) the Director of Administration was progressing this matter in terms of his delegated powers.

Decided: that the terms of the report be noted.

(9) RE-RENDERING PROGRAMME 2001/2002

(a) NORTH AREA - PHASE 5

16. There was submitted a report dated 6 August 2001 by the Director of Housing and Property Services advising that (1) the lowest tender for the contract for the Re-rendering Programme 2001/2002 - North Area - Phase 5 was that of Garrett Nicholson Limited, Coatbridge in the sum of £112,378.46, and (2) the Director of Administration was progressing this matter in terms of his delegated powers.

Decided: that the terms of the report be noted.

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(b) SOUTH AREA PHASE 11 - 17 BLOCKS, SHOTTS

17. There was submitted a report dated 8 August 2001 by the Director of Housing and Property Services advising that (1) the lowest tender for the contract for the Re-rendering Programme 2001/2002 - South Area Phase 11 (17 Blocks), Shotts was that of Ailsa Building Limited, Coatbridge in the sum of £204,985.76, and (2) the Director of Administration was progressing this matter in terms of his delegated powers.

Decided: that the terms of the report be noted.

(10) RE-RENDERING PROGRAMME 2002/2004

(a) SOUTH AREA PHASE 1 - MEASURED TERM CONTRACT

18. There was submitted a report dated 16 August 2001 by the Director of Housing and Property Services advising that (1) the lowest tender for the contract for the Re-rendering Programme 2002/2004 - South Area Phase 1 - Measured Term Contract for a three year period was that of Morrison Property Care Limited, Coatbridge for the sum tendered in terms of the priced schedule of rates contained within the tender specification for (a) render works +19% adjustment on work categories; (b) dayworks (i) labour +140% adjustment on work categories; (ii) material +20% adjustment on work categories, and (iii) plant +20% adjustment on work categories, and (c) non-productive overtime +140% adjustment on work categories, and (2) the Director of Administration was progressing this matter in terms of his delegated powers.

Decided: that the terms of the report be noted.

(b) SOUTH AREA PHASE 2 - MEASURED TERM CONTRACT

19. There was submitted a report dated 5 September 2001 by the Director of Housing and Property Services advising that (1) the lowest tender for the contract for the Re-rendering Programme 2002/2004 - South Area Phase 2 - Measured Term Contract for a three year period was that of A.C. Whyte and Company, Glasgow for the sum tendered in terms of the priced schedule of rates contained within the tender specification for (a) render works +20% adjustment on work categories; (b) dayworks (i) labour +100% adjustment on work categories; (ii) material +25% adjustment on work categories, and (iii) plant +25% adjustment on work categories, and (c) non-productive overtime +40% adjustment on work categories, and (2) the Director of Administration was progressing this matter in terms of his delegated powers.

Decided: that the terms of the report be noted.

(11) ELECTRICAL REWIRING PROGRAMME 2001/2002

(a) NORTH AREA PHASE 3

20. There was submitted a report dated 22 August 2001 by the Director of Housing and Property Services advising that (1) the lowest tender for the contract for the Electrical Rewiring Programme 2001/2002 - North Area Phase 3 was that of Jordan Electrics Limited, Newmains in the sum of £98,718.48, and (2) the Director of Administration was progressing this matter in terms of his delegated powers.

Decided: that the terms of the report be noted.

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(b) 104 FLATS, WOODSIDE TOWER, MOTHERWELL

21. There was submitted a report dated 22 August 2001 by the Director of Housing and Property Services advising that (1) the lowest tender for the contract for the Electrical Rewiring Programme 2001/2002 - 104 Flats, Woodside Tower, Motherwell was that of Jordan Electrics Limited, Newmains in the sum of £129,989.56, and (2) the Director of Administration was progressing this matter in terms of his delegated powers.

Decided: that the terms of the report be noted.

(12) RE-ROOFING PROGRAMME 2001/2002

(a) AIRDRIE AND COATBRIDGE PHASE 14 (39 BLOCKS)

22. There was submitted a report dated 1 August 2001 by the Director of Housing and Property Services advising that (1) the lowest tender for the contract for the Re-roofing Programme 2001/2002 - Airdrie and Coatbridge Phase 14 (39 Blocks) was that of Helforn Limited, Glasgow in the sum of £364,035.63, and (2) the Director of Administration was progressing this matter in terms of his delegated powers.

Decided: that the terms of the report be noted.

(b) AIRDRIE AND COATBRIDGE PHASE 15 (36 BLOCKS)

23. There was submitted a report dated 17 August 2001 by the Director of Housing and Property Services advising that (1) the lowest tender for the contract for the Re-roofing Programme 2001/2002 - Airdrie and Coatbridge Phase 15 (36 Blocks) was that of Ailsa Building Limited, Coatbridge in the sum of £386,772.93, and (2) the Director of Administration was progressing this matter in terms of his delegated powers.

Decided: that the terms of the report be noted.

(13) DEFECTIVE PITCHED ROOF PROGRAMME 2001/2002 - PHASE 17 KILSYTH (30 BLOCKS)

24. There was submitted a report dated 26 June 2001 by the Director of Housing and Property Services advising that (1) the lowest tender for the contract for the Defective Pitched Roof Programme 2001/2002 - Phase 17 Kilsyth (30 Blocks) was that of Ailsa Building Limited, Coatbridge in the sum of £188,295.74, and (2) the Director of Administration was progressing this matter in terms of his delegated powers.

Decided: that the terms of the report be noted.

DEMOLITION OF 33-51 ISLA AVENUE, WEST CRINDLEDYKE, NEWMAINS

25. With reference to paragraph 7 of the Minute of the meeting of this Sub-Committee held on 9 August 2001, there was submitted a report dated 19 September 2001 by the Director of Housing and Property Services (1) advising of the need for the demolition of a further block of flats at 33-51 Isla Avenue, West Crindledyke, Newmains, and (2) intimating that the additional cost of the work to be undertaken

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by the existing contractor, which had been authorised by an Architect's Instruction, would take the final project cost above the original contract figure by approximately £27,950.

Decided:

- (1) that the additional the additional works be noted, and
- (2) that the additional funding of £27,950 be homologated.