

**Motherwell, 5 February 2002 at 2 pm.**

**A Special Meeting of the HOUSING AND TECHNICAL SERVICES COMMITTEE**

**PRESENT**

Councillor McLaughlin, Convener; Councillors Grant and Morris, Vice-Conveners; Councillors Chadha, Gormill, McKendrick, Maginnis, J. Martin, Mathieson, G. Murray, Shields, Valentine and Wilson.

**CHAIR**

Councillor McLaughlin (Convener) presided.

**IN ATTENDANCE**

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

**APOLOGIES**

Councillors Lyle, McCabe, McElroy, W. Martin, Morgan and Ross.

**2001/2002 HOUSING REPAIRS AND MAINTENANCE BUDGET**

1. With reference to paragraph 14 of the Minute of the meeting of the Housing Committee held on 23 October 1996 when, inter alia, it had been agreed that the financial control arrangements in respect of the Housing Repairs and Maintenance Budget allocated to Area Housing Offices be approved, subject to these being closely monitored and controlled, there was submitted a report (docketed) dated 28 November 2001 seeking approval to repairs budget transfers which were outwith the scope of the Divisional Managers' authority (1) advising that there were a number of pressure points within some area budgets where demand exceeded available resources and overspends were anticipated; (2) intimating that, in order to maximise spend on repairs and maintenance in the current year, transfers between budgets, within ringfenced areas, were recommended, and (3) detailing within Appendix 1 to the report, the budget transfer proposals.

**Decided:** that the budget transfers detailed within Appendix 1 to the report, be approved.

**GARDEN ASSISTANCE SCHEME - CONTRACT AREAS NORTH, COATBRIDGE, AIRDRIE, VIEWPARK/BELLSHILL, MOTHERWELL/FORGEWOOD AND WISHAW/SHOTTS**

2. With reference to paragraph 10 of the Minute of the meeting of this Committee held on 1 November 2001 when, inter alia, it had been agreed that (1) the list of tenderers for a three year measured term contract for the Garden Assistance Scheme covering contract areas North, Coatbridge, Airdrie, Viewpark/Bellshill, Motherwell/Forgewood and Wishaw/Shotts be approved; (2) the intention to review the tender specification for the six contracts be noted, and (3) the contracts be awarded on the basis of 60% price and 40% quality, there was submitted a report (docketed) dated 14 January 2002 by the Director of Housing and Property Services in respect of the tender returns for those six contract areas (a) detailing (A) within Appendix 1 to the report, the letting timescale of the contract; (B) within Appendix 2 to the report, the tender returns for the six areas, and (C) within Appendix 3 to the report, the price and quality scores given to each of the tenderers; (b) indicating, within Appendix 4 to the report, the CIPFA model for the evaluation of quality and the scores given for each tenderer under which Forgewood Landscaping Limited had obtained the highest score for price and quality; (c) advising that (A) a comprehensive evaluation process had taken place as a result of which it was

ascertained that Forgewood Landscaping Limited and Land Engineering had consistently provided the most competitive offers over all six contracts, and (B) as it would be inappropriate to award all six contracts to any one company, and as Land Engineering had not carried out Garden Assistance Scheme work for this Council previously, that they be considered for the award of one contract only being that in the North Area; (d) intimating that the tenderers had priced for 8, 10, 12, 14 and 16 grass cut cyclical options and the 10 cut option represented a significant increase in the current specification and provided value for money; (e) informing that the combined annual value of the contracts would be £812,303.80, which could be funded from the current budget supplemented by a growth item funded through HRA and non HRA budgets, and (f) recommending that the contracts be awarded as follows:-

<b>Contract Area</b>	<b>Awarded to</b>	<b>Tender Price For 3 Years £</b>
Airdrie	Forgewood Landscaping Limited	395,095.83
Bellshill/Viewpark	Forgewood Landscaping Limited	318,953.10
Coatbridge	Forgewood Landscaping Limited	392,819.10
Motherwell/Forgewood	Forgewood Landscaping Limited	157,447.08
North District	Land Engineering	700,352.10
Wishaw/Shotts	Forgewood Landscaping Limited	472,244.37
<b>Total</b>		<b>2,436,911.58</b>

**Decided:**

- (1) that the contracts be awarded as detailed within the report;
- (2) that the Garden Assistance Scheme specification be enhanced to 10 grass cut cyclical visits per annum, and
- (3) that the information letter attached as Appendix 6 to the report, be issued to all clients on the Scheme.

**SERVICE PROVISION FOR THE RENEWAL OF TARMAC FOOTPATH SERVICES - SIX AREAS NORTH, AIRDRIE, COATBRIDGE, MOTHERWELL/FORGEWOOD, BELLSHILL/VIEWPARK AND WISHAW/SHOTTS**

3. With reference to paragraph 11 of the Minute of the meeting of this Committee held on 1 November 2001, there was submitted a report (docketed) dated 11 January 2002 by the Director of Housing and Property Services regarding the service provision for Tarmac Footpath Services in North, Airdrie, Coatbridge, Motherwell/Forgewood, Bellshill/Viewpark and Wishaw/Shotts and proposing the extension of three previous contracts and the negotiation of three other contracts (1) advising that (a) concerns had been raised over the level of service provided by one of the previous Contractors and it was considered no longer appropriate to continue using that contractor for these contracts, and (b) the level of service being provided by the other previous Contractors, McKean & Company, was satisfactory; (2) setting out TUPE implications in respect of the Council's former employees who transferred to both contractors; (3) intimating that McKean & Company had indicated that if they were awarded further three contracts, they would employ the three people currently employed by the outgoing contractor, and would also utilise the Council's vehicles which would also become available; (4) proposing that all six contracts be awarded for a three year period to McKean & Company, with a 4% increase applied to the original baseline rates of 4 October 1999 for the first year of the new contract which would commence on 4 February 2002, with the appropriate annual fluctuation to apply for the remaining two years of the contracts, and (5) indicating that the increase would not take

account of a Government aggregate tax which would come into effect on 1 April 2002 which would require a further uplift in the contract rates.

Thereon the Director of Housing and Property Services advised, orally, that, as an alternative to the recommendation of the report, the option existed to engage in a fresh tendering exercise in respect of all six contracts but that the time required for such an exercise could lead to an interruption of service for a period of six months.

**Decided:** that all six contracts be awarded to McKean & Company, and that the rates to be applied and contract(s) commencement date as detailed within the report, be approved.

#### **APPROVED CONTRACTORS LIST - CONSTRUCTIONLINE**

4. With reference to (1) paragraph 3 of the Minute of the meeting of the Construction Services Committee held on 23 January 2001 when, *inter alia*, it had been agreed that a feasibility study on the possibility of the Council selecting consultants and contractors through Constructionline be undertaken, and (2) paragraph 13 of the Minute of this Committee held on 1 November 2001 when it had been agreed to continue the report regarding the Approved Contractors List, there was submitted a report (docketed) dated 16 January 2002 by the Director of Housing and Property Services (a) advising that Constructionline was a national database containing information on approximately 8,000 contractors; (b) indicating that Constructionline had invited all contractors on the Council's Approved List to register; (c) detailing the current position relating to this invitation; (d) listing within Appendix 1 to the report, 214 contractors who had been invited to tender for works, with a total contract value in excess of £33m, 59 of which were successful, and (e) proposing that Constructionline be used as the basis of the Approved Contractors List for building construction related works from April 2002.

**Decided:**

- (1) that Constructionline be used as the basis of the Approved Contractors List for the building construction related works from April 2002, and
- (2) that the Director of Housing and Property Services be authorised to advise accordingly to those contractors on the existing Council's Approved List who are not registered with Constructionline, to give them the opportunity to register by April 2002.