

Motherwell, 3 October 2002 at 2 pm.

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

PRESENT

Councillor Grant, Convener; Councillors Chadha, Cox, Lafferty, McKendrick, McLaughlin, W. Martin, Robertson, Selfridge, Shields, Valentine and Wallace.

CHAIR

Councillor Grant (Convener) presided.

IN ATTENDANCE

The Committee Services Officer and Head of Design Services.

APOLOGIES

Councillors Maginnis and Morgan.

REPAIRS EXPENDITURE AND PERFORMANCE INDICATORS

1. There was submitted a report (docketed) dated 19 September 2002 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 as at 16 August 2002 with a comparison being made with the expenditure statement as at 5 August 2001.

Decided: that the terms of the report be noted.

2002/2003 HRA CAPITAL PROGRAMME BUDGET MONITORING REPORT

2. There was submitted a report (docketed) dated 20 September 2002 by the Director of Housing and Property Services reviewing progress towards achieving agreed spending plans within the 2002/2003 HRA Capital Programme and advising of the spending levels of the HRA Capital Programme Budget to 13 September 2002.

Decided: that the terms of the report be noted.

HOUSING CAPITAL PROGRAMME MONITORING AND PROGRESS STATUS REPORT

3. There was submitted a report dated 23 September 2002 by the Director of Housing and Property Services outlining the progress of projects contained within the 2002/2003 Capital Programme.

Decided: that the terms of the report be noted.

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CONTRACTS

(1) EXTERNAL REFURBISHMENT

(a) 7-12 NITH PATH, CLELAND

4. There was submitted a report dated 2 September 2002 by the Director of Housing and Property Services (1) advising that Garrett Nicholson Limited, Coatbridge had submitted the lowest tender for the contract for the External Refurbishment of 7-12 Nith Path, Cleland in the sum of £93,359.26, which was a qualified offer; (2) indicating that the contractor would not withdraw the qualification and consequently, withdrew his tender; (3) intimating that the second lowest tender from Ailsa Building Limited, Coatbridge in the sum of £97,378.63 was the lowest acceptable offer, and (4) informing that the Director of Administration was progressing this matter in terms of his delegated powers.

Decided: that the terms of the report be noted.

(b) 20-48 ASTER GARDENS, MOTHERWELL

5. There was submitted a report dated 6 September 2002 by the Director of Housing and Property Services advising that (1) the lowest tender for the contract for the External Refurbishment of 20-48 Aster Gardens, Motherwell was that of Ailsa Building Limited, Coatbridge in the sum of £121,223.34, 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) DEFECTIVE PITCHED ROOF PROGRAMME 2002/2003

(a) KILSYTH PHASE 21 (19 BLOCKS)

6. There was submitted a report dated 5 August 2002 by the Director of Housing and Property Services advising that (1) the lowest tender for the contract for the Defective Pitched Roof Programme 2002/2003, Kilsyth Phase 21 (19 Blocks) was that of Ailsa Building Limited, Coatbridge in the sum of £155,342.85, 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 38 (31 BLOCKS)

7. There was submitted a report dated 31 July 2002 by the Director of Housing and Property Services advising that (1) the lowest tender for the contract for the Defective Pitched Roof Programme 2002/2003, South Area Phase 38 (31 Blocks) was that of Ridgewood Roofing Limited, East Kilbride in the sum of £274,826.01, 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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(c) NORTH AREA PHASE 18, MOODIESBURN

8. There was submitted a report dated 10 September 2002 by the Director of Housing and Property Services advising that (1) the lowest tender for the contract for the Defective Pitched Roof Programme 2002/2003, North Area Phase 18, Moodiesburn was that of Ridgewood Roofing Limited, East Kilbride in the sum of £234,673.89, 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) ELECTRICAL REWIRING PROGRAMME 2002/2003

(a) SOUTH PHASES 3 AND 4 - SHOTTS AND HOLYTOWN

9. There was submitted a report dated 26 August 2002 by the Director of Housing and Property Services advising that (1) the lowest tender for the contract for the Electrical Rewiring Programme 2002/2003, South Phases 3 and 4, Shotts and Holytown was that of G.D. Chalmers Limited, Paisley in the sum of £238,123.20, 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 PHASE 5, NEWMAINS

10. There was submitted a report dated 5 September 2002 by the Director of Housing and Property Services advising that (1) the lowest tender for the contract for the Electrical Rewiring Programme 2002/2003, South Phase 5, Newmains was that of Maclin Electrical Limited, Musselburgh in the sum of £255,565.22, 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) HEATING REPLACEMENT PROGRAMME 2002/2003 - SOUTH AREA CONTRACT 2 - REPLACEMENT OF OLDER OBSOLETE GAS, WET AND SOLID FUEL SYSTEMS

11. There was submitted a report dated 2 August 2002 by the Director of Housing and Property Services advising that (1) the lowest tender for the contract for the Heating Replacement Programme 2002/2003 - South Area Contract 2 - Replacement of Older Obsolete Gas, Wet and Solid Fuel Systems (a) Capital Financed Pipework etc., installation, and (b) Leased Financed Heating Appliances installation was that of C.F.M. Building Services Limited, Carluke in the sum of £220,572.98 for the pipework etc., installation and £466,201 for the Leased Financed Heating Appliances installation, and (2) the Director of Administration was progressing the pipework etc., installation Contract in terms of his delegated powers.

Decided: that the terms of the report be noted.

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(5) GAS WARM AIR HEATING REPLACEMENT PROGRAMME 2002/2003 - CENTRAL AND SOUTH AREAS PHASE 3

12. There was submitted a report dated 6 September 2002 by the Director of Housing and Property Services advising that (1) the lowest tender for the contract for the Gas Warm Air Heating Replacement Programme 2002/2003 - Central and South Areas Phase 3 (a) Capital Financed Pipework etc., installation, and (b) Leased Financed Heating Appliances installation was that of C.F.M. Building Services Limited, Carlisle in the sum of £674,693.78 for the Pipework etc., installation and £682,310 for the Leased Financed Heating Appliances installation, and (2) the Director of Administration was progressing the pipework etc., installation Contract in terms of his delegated powers.

Decided: that the terms of the report be noted.

(6) ESTATE REGENERATION - SIKESIDE PHASE 4, COATBRIDGE

13. There was submitted a report dated 29 August 2002 by the Director of Housing and Property Services advising that (1) the lowest tender for the contract for the Estate Regeneration, Sikeside Phase 4, Coatbridge was that of Helforn Limited, Glasgow in the sum of £319,310.25, 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.

(7) AUTOMATIC FIRE DOOR INSTALLATION - GLENCAIRN TOWER, MOTHERWELL

14. There was submitted a report dated 1 August 2002 by the Director of Housing and Property Services advising that (1) the lowest tender for the contract for the Glencairn Tower, Motherwell Automatic Fire Door Installation was that of J. & D. Stewart (Kilsyth) Limited, Kilsyth in the sum of £181,498.40, 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.

(8) EXTERNAL UPGRADING - STUART TYPE HOUSES, SHOTTS PHASE 6

15. There was submitted a report dated 25 July 2002 by the Director of Housing and Property Services advising that (1) the lowest tender for the contract for the External Upgrading - Stuart Type Houses, Shotts Phase 6 was that of A.C. Whyte & Company Limited, Glasgow in the sum of £292,092.57, 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) UPVC WINDOW REPLACEMENT PROGRAMME - SOUTH AREA PRIORITY M60 (128 HOUSES) SHOTTS

16. There was submitted a report dated 12 August 2002 by the Director of Housing and Property Services advising that (1) the lowest tender for the contract for the UPVC Window Replacement Programme,

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South Area Priority M60 (128 Houses), Shotts was that of J. & S. McFadyen, Carlisle in the sum of £284,639.57, 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) MAJOR REPAIRS 2002/2003 - MINISTRY HOUSES, NEW STEVENSTON PHASE 5

17. There was submitted a report dated 9 August 2002 by the Director of Housing and Property Services advising that (1) the lowest tender for the contract for the Major Repairs 2002/2003 - Ministry Houses, New Stevenston Phase 5 was that of Lovell Partnerships Limited, Glasgow in the sum of £359,240.02, 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) RE-RENDERING PROGRAMME 2002/2003

(a) SOUTH AREA PHASE 22 (64 HOUSES)

18. There was submitted a report dated 26 July 2002 by the Director of Housing and Property Services advising that (1) the lowest tender for the contract for the Re-rendering Programme 2002/2003 - South Area Phase 22 (64 Houses) was that of Garrett Nicholson Limited, Coatbridge in the sum of £168,698.26, 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) NORTH 6 (CONDORRAT)

19. There was submitted a report dated 1 August 2002 by the Director of Housing and Property Services advising that (1) the lowest tender for the contract for the Re-rendering Programme 2002/2003 - North 6 (Condorrat) was that of Garrett Nicholson Limited, Coatbridge in the sum of £95,055.97, 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) ENVIRONMENTAL IMPROVEMENTS TINTO STREET, WISHAW

20. There was submitted a report dated 12 September 2002 by the Director of Housing and Property Services advising that (1) the lowest tender for the contract for the Environmental Improvements, Tinto Street, Wishaw was that of Joseph Leckie & Sons Limited, Hamilton in the sum of £113,604.86, 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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CONTRACT - ADDITIONAL COST - DEMOLITION OF BLOCKS AT 130-160 AND 162-192 LINGHOPE PLACE, GOWKTHRAPPLE - ADDITIONAL ASBESTOS REMOVAL COSTS

21. With reference to paragraph 10 of the Minute of the meeting of this Sub-Committee held on 13 February 2002 when it had been noted that (1) the lowest tender for the contract for the demolition of blocks at 130-160 and 162-192 Linghope Place, Gowkthrapple was that of George Hunter (Demolishers) Limited, Glasgow in the sum of £61,832.50, and (2) the Director of Administration was progressing the matter in terms of his delegated powers, there was submitted a report dated 22 August 2002 by the Director of Housing and Property Services seeking approval for additional costs incurred for asbestos removal, within the contract for the demolition of blocks at 130-160 and 162-192 Linghope Place, Gowkthrapple (a) intimating that an asbestos survey had not been undertaken prior to the issue of tender documents, however, on completion of a comprehensive asbestos survey, artex had been identified as containing asbestos; (b) advising that after consultation with the Health and Safety Executive, the asbestos would need to be removed, and (c) indicating that the additional cost to the contract for the removal of the asbestos would be £50,000.

Decided:

- (1) that additional funding of £50,000 for asbestos removal works to the existing contract be approved, and
- (2) that the overall increase in the funding of the contract of £50,000 up to a maximum expenditure of £111,832.50 be approved.

SERVICING AND MAINTENANCE TO DOOR ENTRY SYSTEMS:- ATTENDO SYSTEMS LIMITED

22. With reference to paragraph 8 of the Minute of the meeting of this Sub-Committee held on 13 February 2002 when it had been agreed to note (1) the servicing and maintenance to door entry systems, and (2) that the contractor's Company name had changed from Telealarm to Attendo Systems, there was submitted a report dated 21 August 2002 by the Director of Housing and Property Services in respect of the contractor's performance in relation to the servicing and maintenance to door entry systems and intimating that the Local Area Housing Officers' views with regard to the contractor's performance as highlighted within Appendix 1 to the report, which identified that the contractor's overall performance in respect of his service provision was satisfactory.

Decided: that the terms of the report be noted.