

**Motherwell, 13 February 2003 at 12 noon.**

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

**PRESENT**

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

**CHAIR**

Councillor Grant (Convener) presided.

**IN ATTENDANCE**

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

**APOLOGIES**

Councillor Maginnis.

**REPAIRS EXPENDITURE AND PERFORMANCE INDICATORS**

1. There was submitted a report (docketed) dated 3 February 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 Morrison Property Care Limited, Saltire Facilities Management Limited and Walker Profiles Limited, and (3) intimating the expenditure on repairs and maintenance as at 3 January 2003 with a comparison being made with expenditure statement as at 13 January 2002.

**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 24 January 2003 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 6 January 2003.

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

**COMPOSITE CAPITAL PROGRAMME 2002/2003 NON-HRA HOUSING**

3. With reference to paragraph 3 of the Minute of the meeting of the Sub-Committee of 5 December 2003 when the financial position of the Non-HRA Capital Programme as at 8 November 2002 was noted, there was submitted a report (docketed) dated 4 February 2003 by the Director of Housing and Property Services in respect of the progress of individual projects included within the Non-HRA Composite Capital Programme 2002/2003 from 1 April 2002 to 31 January 2003 and reviewing

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spending plans (1) outlining the capital resources and current expenditure position for the financial year 2002/2003, 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 31 January 2003 be noted.

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

4. There was submitted a report dated 4 February 2003 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.

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

5. With reference to paragraph 5 of the Minute of the meeting of this Sub-Committee held on 5 December 2002 when the performance of Attendo Systems Limited, in relation to the servicing and maintenance of door entry systems had been noted, there was submitted a report dated 31 January 2003 by the Director of Housing and Property Services providing a further update on the contractor's performance by the Local Area Housing Officers within Appendix 1 to the report and advancing the conclusion that the contractor's overall performance in respect of his service provision was satisfactory.

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

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

6. With reference to paragraph 6 of the Minute of the meeting of this Sub-Committee held on 5 December 2002 when the progress of the North Lanarkshire Care and Repair Project had been noted, there was submitted a report dated 30 January 2003 by the Director of Housing and Property Services (1) intimating that, as at 31 December 2002, the Care and Repair Project had 1,337 clients and 820 cases complete or in progress and that, of those, 64% of the clients were over 70 years of age, and 84% had a disability; (2) indicating that new referrals to the project had increased by 91 in the quarter ending 31 December 2002, and (3) advising that, as at 31 December 2002, the Small Repairs Service had 656 clients and 635 cases complete and that, of those, 70% of the clients were over 70 years of age and 75% had a disability.

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

**FUNDING FOR A MAJOR ADAPTATION TO AN OWNER/OCCUPIED HOUSE IN BELLSHILL**

7. There was submitted a report (docketed) dated 20 January 2003 by the Director of Housing and Property Services seeking approval to provide funding for adaptations to the parental home of a client who was permanently wheelchair bound (1) outlining the background to the circumstances to the need for adaptations, the cost of which was estimated at £31,850.88; (2) intimating that (a) an Improvement Grant of £9,450 had been obtained for the works, and (b) the family were unable to fund the balance of £22,400.88; (3) advising that, as the amount exceeded £10,000, the Director of Administration would seek to secure a Standard Security registered in the Title Deeds of the property

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specifying repayment of the grant on a sliding scale if the property was disposed of within 10 years, and (4) proposing that funding of £22,400.86 be provided to meet the costs of the adaptations.

**Decided:**

- (1) that £22,400.86 of funding be provided to facilitate the adaptation of the parental home as detailed within the report, and
- (2) that the Director of Administration secure a Standard Security to be registered in the Title Deeds of the property.

**FUNDING FOR A MAJOR ADAPTATION TO AN OWNER/OCCUPIED HOUSES IN UDDINGSTON**

8. There was submitted a report (docketed) dated 31 January 2003 by the Director of Housing and Property Services seeking approval to provide funding for adaptations to a house of a client who was permanently wheelchair bound (1) outlining the background to the circumstances to the need for adaptations, the cost of which was estimated at £32,962; (2) intimating that (a) an Improvement Grant of £9,450 had been obtained for the works, and (b) the client was unable to fund the balance of £23,512; (3) advising that, as the amount exceeded £10,000, the Director of Administration would seek to secure a Standard Security registered in the Title Deeds of the property specifying repayment of the grant on a sliding scale if the property was disposed of within 10 years, and (4) proposing that funding of £23,512 be provided to meet the costs of the adaptations.

**Decided:**

- (1) that £23,512 of funding be provided to facilitate the adaptation of the client's home as detailed within the report, and
- (2) that the Director of Administration secure a Standard Security to be registered in the Title Deeds of the property.

**DESIGN SERVICES - PARTNERING WITH EXTERNAL CONSULTANTS**

9. With reference to paragraph 13 of the Minute of the meeting of the Housing and Technical Services Committee held on 30 August 2001 when the appointment of a list of consultants to help deliver the Housing and Corporate Capital Programmes in various disciplines until March 2003 at certain fee percentage rates was approved, there was submitted a report (docketed) dated February 2003 by the Director of Housing and Property Services seeking to address excess design workload requirements beyond March 2003 (1) advising that quality questionnaires had been issued to fifty consultancy firms including existing partners and subsequently that forty had been shortlisted for consideration; (2) indicating that the notional tender values were analysed using the CIPFA Tender Evaluation Model and highlighted within Appendix 1 to the report; (3) proposing that the consultancy firms of Architects, Building Surveyors, Structural Engineers, Mechanical and Electrical Engineers, Planning Supervisors and Quantity Surveyors detailed within the report, be appointed to service the excess design workload until March 2006, at the fee percentage rates within the Housing and Non-Housing fee bids detailed within Appendix 2 to the report.

**Decided:** that the appointment of the consultants detailed within the report until March 2006 at the fee percentage rates contained within Appendix 2 to the report be approved.

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**CONTRACTS**

**(1) REWIRING 2002/2003**

**(a) PHASE 9 MOODIESBURN**

10. There was submitted a report dated 21 November 2002 by the Director of Housing and Property Services advising that (1) the lowest tender for the contract for the Rewiring 2002/2003 Phase 9 Moodiesburn was that of G.D. Chalmers, Paisley in the sum of £98,895.30, 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) PHASE 10 MOODIESBURN**

11. There was submitted a report dated 24 December 2002 by the Director of Housing and Property Services advising that (1) the lowest tender received for the contract for the Rewiring 2002/2003 Phase 10 Moodiesburn was that of Maclin Electric Limited, Musselburgh in the sum of £108,135.17, 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.

**(c) PHASE 12 (EX CDC)**

12. There was submitted a report dated 6 January 2003 by the Director of Housing and Property Services advising that (1) the lowest tender received for the contract for the Rewiring 2002/2003 Phase 12 (Ex CDC) was that of Maclin Electric Limited, Musselburgh in the sum of £55,637.19, 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.

**(d) SOUTH PHASE 7, SHOTTS**

13. There was submitted a report dated 20 December 2002 by the Director of Housing and Property Services advising that (1) the lowest tender received for the contract for the Rewiring 2002/2003 South Phase 7, Shotts was that of Jordan Electrics Limited, Newmains in the sum of £161,121.81, 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.

**(e) CENTRAL AREA PHASE 6 (PLAINS AND CALDERCRUIX)**

14. There was submitted a report dated 28 January 2003 by the Director of Housing and Property Services advising that (1) the lowest tender received for the contract for the Electrical Rewiring Programme 2002/2003 Central Area Phase 6 (Plains and Caldercruix) was that of Maclin Electric Limited, Musselburgh in the sum of £166,293.24, 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) ENVIRONMENTAL IMPROVEMENTS**

**(a) OLD MONKLANDS, COATBRIDGE**

15. There was submitted a report dated 22 November 2002 by the Director of Housing and Property Services advising that (1) the lowest tender received for the contract for the Environmental Improvement at Old Monklands, Coatbridge was that of Stewart Landscapes (Contracts) Limited, Glasgow in the sum of £200,427.15, 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) GREENEND, COATBRIDGE**

16. There was submitted a report dated 16 December 2002 by the Director of Housing and Property Services advising that (1) the lowest tender received for the contract for the Environmental Improvement at Greenend, Coatbridge was that of Forgewood Landscaping Limited, Motherwell in the sum of £151,756.07, 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**

**(a) UPGRADING OF FLATS 6-12 AND 14-20 COALBURN STREET, GREENGAIRS**

17. There was submitted a report dated 5 December 2002 by the Director of Housing and Property Services advising that (1) the lowest tender received for the contract for the Estate Regeneration Upgrading of Flats at 6-12 and 14-20 Coalburn Street, Greengairs was that of Garrett Nicholson Limited, Coatbridge in the sum of £58,185.21, 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.

**(b) 16-18 SCHOOL QUADRANT, ROCHSOLES, AIRDRIE**

18. There was submitted a report dated 16 December 2002 by the Director of Housing and Property Services advising that (1) the lowest tender received for the contract for the Estate Regeneration at 16-18 School Quadrant, Rochsoles, Airdrie was that of Helforn Limited, Glasgow in the sum of £219,524.87, 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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**(4) DEFECTIVE PITCHED ROOF PROGRAMME 2002/2003**

**(a) KILSYTH PHASE 22 (21 BLOCKS)**

19. There was submitted a report dated 23 December 2002 by the Director of Housing and Property Services advising that (1) the lowest tender received for the contract for the Defective Pitched Roof Programme 2002/2003 Kilsyth Phase 22 (21 Blocks) was that of Ailsa Building Limited, Coatbridge in the sum of £133,735.88, 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 42 (29 BLOCKS)**

20. There was submitted a report dated 20 December 2002 by the Director of Housing and Property Services advising that (1) the lowest tender received for the contract for the Defective Pitched Roof Programme 2002/2003 South Area Phase 42 (29 Blocks) was that of Ailsa Building Limited, Coatbridge in the sum of £262,255.37, 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) CONTROLLED DOOR ENTRY SYSTEMS 2002/2003**

**(a) CENTRAL PHASE 6**

21. There was submitted a report dated 17 December 2002 by the Director of Housing and Property Services advising that (1) the lowest tender received for the contract for the Controlled Door Entry Systems 2002/2003 Central Phase 6 was that of Semple plc, Cumbernauld in the sum of £171,312.10, 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.

**(b) MOODIESBURN PHASE 7**

22. There was submitted a report dated 20 December 2002 by the Director of Housing and Property Services advising that (1) the lowest tender received for the contract for the Controlled Door Entry Systems 2002/2003 Moodiesburn Phase 7 was that of Semple plc, Cumbernauld in the sum of £67,566.37, 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) RE-RENDERING 2002/2003 KILSYTH PHASE 10**

23. There was submitted a report dated 17 December 2002 by the Director of Housing and Property Services advising that (1) the lowest tender received for the contract for the Re-rendering 2002/2003

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Kilsyth Phase 10 was that of A.C. Whyte & Company Limited, Glasgow in the sum of £296,052.38, 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) UPVC WINDOW REPLACEMENT PROGRAMME 2002/2003 (EX CDC) PHASE 14 (56 HOUSES)**

24. There was submitted a report dated 13 January 2003 by the Director of Housing and Property Services advising that (1) the lowest tender received for the contract for the UPVC Window Replacement Programme 2002/2003 (Ex CDC) Phase 14 (56 Houses) was that of Avonholm Windows Limited, Glasgow in the sum of £106,871.38, 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.

**CONTRACT - NEGOTIATION - RE-RENDERING CENTRAL AREA PHASE 5 - EXTENSION TO EXISTING CONTRACT**

25. With reference to paragraph 8 of the Minute of the meeting of this Sub-Committee held on 8 August 2002 when it had been noted that (1) the lowest tender for the contract for the Re-rendering Programme 2002/2003 Central Area Phase 5 was that of Ailsa Building Limited, Coatbridge in the sum of £595,652.80; (2) as the tender was in excess of the budget for the project, negotiations had been carried out with the Company to identify savings, and a revised tender in the sum of £226,704.85 had been submitted, and (3) the Director of Administration was progressing this matter in terms of his delegated powers, there was submitted a report (docketed) dated 28 January 2003 by the Director of Housing and Property Services (a) advising that the work omitted from the original contract, due to budgetary constraints, was required to be carried out; (b) intimating that the existing contractor Ailsa Building Limited, Coatbridge was willing to carry out the works at the same rates and conditions as the existing contract, and (c) proposing that the Director of Housing and Property Services negotiate an extension to the contract with Ailsa Building Limited, Coatbridge to carry out the work to the blocks omitted from the original contract at an estimated cost of £365,000.

**Decided:** that the Director of Housing and Property Services be authorised to negotiate an extension to the existing contract with Ailsa Building Limited, Coatbridge.