

To: HOUSING AND TECHNICAL SERVICES (CAPITAL PROGRAMME AND REPAIRS) SUB COMMITTEE	Subject: MAJOR REPAIRS 2004/2005 – FLOOR STRENGTHENING - JERVISTON
From: DIRECTOR OF HOUSING AND PROPERTY SERVICES	
Date: 7 January 2005	Ref: IJF/EK/ HOMS03131

1.0 INTRODUCTION

1.1 The purpose of this report is to keep Committee Members informed of the above

2.0 BACKGROUND

2.1 Following instructions from the Client Manager, (Capital Programme) regarding a structural design fault in the mid floors in living rooms of flats, tender documents were prepared for floor strengthening to 20 flats in 10 units of 2 (1 ground floor and 1 upper floor) as per attached list of addresses. The contract is similar to work completed to two flats during the last 2/3 years.

The works will be carried out in phases of 2 units of 2 (i.e. 2 ground floor flats and then respective 2 upper floor flats). These 4 flats will be decanted to other flats in the North Lanarkshire Area with their furniture being moved or stored as itemised within the tender documents. When the 4 flats are complete the tenants will be moved back to their flats before the next 4 flats are decanted. The 4 decant flats will be decorated and have new floor coverings and will be cleaned out before each new occupant is decanted into the property.

2.2 The funding for this work is contained within the Housing Capital Programme (HRA) 2004/2005, 2005/2006 & 2006/2007 under Major Repairs Programme.

3.0 PROPOSALS/CONSIDERATIONS

3.1 The tender documents were issued to five Contractors two of whom submitted Tenders as follows:-

<u>Contractor</u>	<u>Before Checking</u>	<u>After Checking</u>
Daniel Campbell & Son (Contractors) Ltd	£140,289.28	£140,289.28
Fullwood Holdings Ltd	£151,208.17	£151,187.53
APM Contracts Ltd	No Offer Received	
John Buchanan Shopfitters	No Offer Received	
Peter Johnstone Construction Ltd	No Offer Received	

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- 3.2 The lowest two offers have been checked and errors corrected in accordance with the tender documents.
- 3.3 After checking the lowest offer was that submitted by Daniel Campbell & Son (Contractors) Ltd in the amount of £140,289.28.
- 3.4 The project costs arising are as follows: -

Tender Costs	£ 140,289.28
Fees	£ 15,992.98
Total	<u>£ 156,282.26</u>
Estimated Spend 2004/2005	£ 23,000.00
Estimated Spend 2005/2006	£129,373.00
Estimated Spend 2006/2007	£ 3,907.26

4.0 COMMITTEE CONSIDERATIONS

The Committee are asked to note that this Tender Report has been prepared after due to consideration and consultation with the Client Manager (Capital Programme).

5.0 RECOMMENDATION

The Committee is asked to note that in accordance with the delegations given to the Director of Administration, this project is being progressed for acceptance, after consultation with the Convenor. Final Confirmation on the project process will be given at the meeting.

6.0 BACKGROUND PAPERS

Held by the Director of Housing and Property Services.


Director of Housing and Property Services

MAJOR REPAIRS 2004/2005 – FLOOR STRENGTHENING, JERVISTON**LIST OF ADDRESSES**

142 Jerviston Road
140 Jerviston Road
118 Jerviston Road
116 Jerviston Road
114 Jerviston Road
112 Jerviston Road
33 Hillhead Avenue
31 Hillhead Avenue
78 Hillhead Crescent
80 Hillhead Avenue
14 Lloyd Street
16 Lloyd Street
15 Montalto Avenue
17 Montalto Avenue
6 Loganlea Drive
8 Loganlea Drive
9 Loganlea Drive
18 Loganlea Drive
11 Loganlea Drive
20 Loganlea Drive