

**HOUSING AND TECHNICAL SERVICES (CAPITAL PROGRAMME AND REPAIRS)
SUB – 24 February 2005**

Motherwell, 24 February 2005 at 2 pm

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

PRESENT

Councillor Lunny, Convener; Councillors Burrows, Cameron, Cefferty, M. Clark, Hogg, McKenna, McLaughlin, Maginnis, Robertson, Shields and Valentine.

CHAIR

Councillor Lunny (Convener) presided.

IN ATTENDANCE

The Chief Committee Services Manager, Head of Design Services, Property Services Manager and Private Sector Manager, Department of Housing and Property Services.

APOLOGIES

Councillors W. Martin and Smith.

The Convener exercised his discretion to vary the order of business as hereinafter Minuted.

PRESENTATION ON IMPROVEMENT AND REPAIRS GRANTS

1. The Private Sector Grants Manager provided a detailed Presentation on Improvement and Repairs Grants available throughout North Lanarkshire.

Thereon, the Private Sector Grants Manager responded to Members' questions.

The Convener thanked the Private Sector Grants Manager for his presentation.

Decided: that the Presentation by the Private Sector Grants Manager and the comments made by elected Members be noted.

REPAIRS EXPENDITURE AND PERFORMANCE INDICATORS

2. There was submitted a report (docketed) dated 14 February 2005 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 Maintenance and Property Care Limited, Saltire Facilities Management Limited and Walker Profiles Limited, and (3) intimating the expenditure on repairs and maintenance as at 4 February 2005 in comparison with the same period in the previous year.

During discussion Members sought reassurance on the validity of the performance indicators within the report.

Thereon, the Head of Design Services intimated that at present, an Audit of the repairs process was ongoing.

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SUB – 24 February 2005**

Decided:

- (1) that the terms of the report be noted, and
- (2) that the Director of Housing and Property Services be requested to submit to a future meeting of the Sub-Committee, a report detailing the outcome of the repairs process audit.

2004/2005 HRA CAPITAL PROGRAMME BUDGET MONITORING REPORT

3. There was submitted a report (docketed) dated 21 January 2005 by the Director of Housing and Property Services reviewing progress towards achieving agreed spending plans within the 2004/2005 HRA Capital Programme and advising of the spending levels of the HRA Capital Programme budget as at 7 January 2005.

Decided: that the terms of the report be noted.

COMPOSITE CAPITAL PROGRAMME 2004/2005 NON-HRA HOUSING

4. With reference to paragraph 3 of the Minute of the meeting of this Sub-Committee held on 9 December 2004, when the financial position of the Non-HRA Housing Capital Programme as at 12 November 2004 was noted, there was submitted a report (docketed) dated 16 February 2005 by the Director of Housing and Property Services advising on the progress of individual projects included within the Non-HRA Housing Composite Capital Programme 2004/2005 from 1 April 2004 to 4 February 2005, and reviewing spending plans (1) outlining the capital resources and current expenditure position for the financial year 2004/2005, 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 Housing Capital Programme as at 4 February 2005 be noted.

HOUSING CAPITAL PROGRAMME MONITORING AND PROGRESS STATUS REPORT

5. There was submitted a report dated 18 February 2005 by the Director of Housing and Property Services outlining the progress of projects contained within the 2004/2005 Capital Programme.

Decided: that the terms of the report be noted.

NORTH LANARKSHIRE CARE AND REPAIR PROJECT - PROGRESS REPORT

6. With reference to paragraph 8 of the Minute of the meeting of this Sub-Committee held on 9 December 2004, there was submitted a report dated 16 February 2005 by the Director of Housing and Property Services (1) intimating that, as at 31 December 2004, the Care and Repair Project had 2,304 clients and 1,131 cases complete or in progress and that, of those, 67% of the clients were over 70 years of age, and 88% had a disability; (2) indicating that new referrals to the project had increased by 152 for the quarter ending 31 December 2004, and (3) advising that, as at 31 December 2004, the small repairs service had 2,389 clients and 1,429 cases complete and, of those 76% of the clients were over 70 years of age, and 80% had a disability.

Decided: that the terms of the report be noted.

HOUSING AND TECHNICAL SERVICES (CAPITAL PROGRAMME AND REPAIRS)
SUB – 24 February 2005

CONTRACTS - ACCEPTANCE OF TENDERS

7. There were submitted reports by the Director of Housing and Property Services (1) providing details of tenders received for various contracts, and (2) advising that following consultation with the Convener, the Director of Administration was progressing acceptance of the lowest tender for each of the projects, all in terms of his delegated powers, and as detailed below:-
- (a) the lowest tender for the Estate Regeneration at Sycamore Crescent, Craigneuk, Airdrie - Provision of New Access Road and Landscaping - Traffic Calming Measures which was, after checking, that by Caledonian Construction Limited, Glasgow, in the sum of £136,582.91;
 - (b) the lowest tender for the Estate Regeneration at Islay, Airdrie Phase 7 which was, after checking, that by DL Construction Limited, Coatbridge, in the sum of £193,444.60;
 - (c) the lowest tender for the Estate Regeneration at Sikeside, Phase 5, Coatbridge which was, after checking, that by Maintenance and Property Care Limited, Coatbridge, in the sum of £558,118.37;
 - (d) the lowest tender for the Major Repairs Programme 2004/2005 - Floor Strengthening, Jerviston which was, after checking, that by Daniel Campbell & Son (Contractors) Limited, Strathaven, in the sum of £140,289.28;
 - (e) the lowest tender for the Major Repairs Programme 2004/2005 - Construction of Retaining Wall at North Dryburgh Road, Wishaw which was, after checking, that by Martin Pipeline and Cleaning Services Limited, Coatbridge, in the sum of £92,859.38;
 - (f) the lowest tender for the Electrical Rewiring Programme 2004/2005 - North Area Phase 11 which was, after checking, that by G.D. Chalmers Limited, Paisley, in the sum of £279,072.15;
 - (g) the lowest tender for the Electrical Rewiring Programme 2004/2005 - North Area Phase 12 which was, after checking, that by W W W Electrical Contractors Limited, Glasgow, in the sum of £366,358.68;
 - (h) the lowest tender for the Electric Heating Replacement Programme 2004/2005 Contract 4 - Combined Area which was, after checking, that by Campbell Construction Group, Cambuslang, in the sum of £665,754.25;
 - (i) the lowest tender for the Lead Water Mains Replacement 2004/2006 - Various Areas which was, after checking, that by Maintenance and Property Care Limited, Coatbridge, in the sum of £85,443.75, and
 - (j) the lowest tender for the Lead Water Mains Replacement 2004/2006 - Various Areas - Phase 2 which was, after checking, that by Integral, Livingston, in the sum of £344,767.50.

Decided:

- (1) that the action taken and being progressed by the Director of Administration following consultation with the Convener, in accepting each of the tenders, as detailed in the reports, be noted, and
- (2) that the contents of the reports be otherwise noted.

FOOTPATHS CONTRACT 2005/2008

8. The Convener intimated that the item regarding the Footpaths Contract 2005/2008 was withdrawn.
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