

NORTH LANARKSHIRE COUNCIL

REPORT

TO: Social Work Committee	Subject: Coatbridge - 167/169 Lomond Road Townhead - Dilapidation
FROM: Jim Dickie Director of Social Work	
DATE OF COMMITTEE: 24 August 1999	
REPORT AUTHOR: George McNally	
REF: JD/GMcI/DH	

1 PURPOSE OF REPORT

- 1.1 To advise the Social Work Committee on the outcome of discussion between the Social Work Department and Scottish Homes on the future use of the above property.

2 BACKGROUND

- 2.1 The property at Lomond Road Coatbridge was originally leased by the predecessor authority from Scottish Homes to accommodate a former Urban Aid project.
- 2.2 The premises consists of two former five apartment houses which were converted into office accommodation.
- 2.3 In line with the lease agreement the Council were required to reinstate the property to housing stock and to a lettable standard.
- 2.4 Construction Services have gone through the tender process and obtained an acceptable tender from Alistair Burnett and Company to undertake the reinstatement works. Prior to the reinstatement works commencing there was concern that the nature of the work might conflict with the requirements of any Housing Association and that further expense could be incurred in this connection.
- 2.5 In order to avoid any unnecessary expenditure, Officers from the Social Work Department have been in contact with Scottish Homes.

3 CURRENT POSITION

- 3.1 Scottish Homes have indicated in terms of the lease agreement the property has to be reinstated to the original standard. The transfer of Housing to the Housing Association has not yet been concluded but in terms of any transfer the property at 167/169 Lomond Road has to be ready for letting.

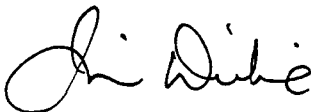
- 3.2 Scottish Homes have expressed concern that the reinstatement works have not yet begun and have advised that any further delay could lead to continuation costs which are being incurred through keeping the property safe and secure. In addition they advise that households in the neighbourhood are concerned with social problems which are occurring due to the fact that the property remains vacant.
- 3.3 At the meeting with Scottish Homes, Social Work staff were anxious to get assurances that the reinstatement work on the property would not be undone by further work either by Scottish Homes or the Housing Association. Scottish Homes advised there was no intention in this regard.

4 CONCLUSION

- 4.1 In terms of the lease arrangements the Council is obliged to reinstate the property at Lomond Road Coatbridge to its former standard. Scottish Homes are anxious to have this work completed.
- 4.2 The Social Work Department are satisfied that the reinstatement works planned for the property are not going to be undone.
- 4.3 Any delay in carrying out the terms of the lease agreement could result in the Council incurring additional expenditure to rectify damage to the property.

5 RECOMMENDATION

- 5.1 Committee is requested to :
- i) Approve the report submitted by Construction Services authorising the reinstatement of the property.
 - ii) To otherwise note the terms of this report.



Jim Dickie
Director of Social Work
17 August 1999

For further information on this report please contact , Principal Officer (Strategy) (TEL: 01698 332063)

NORTH LANARKSHIRE COUNCIL
REPORT

To: SOCIAL WORK COMMITTEE		Subject: COATBRIDGE - 167/169 LOMOND ROAD, TOWNHEAD - DILAPIDATION
From: ACTING DIRECTOR OF CONSTRUCTION SERVICES		
Date: 17 May 1999	Ref: <i>AB</i> AB/AMM/SW/97/013	

(1.00) INTRODUCTION

(1.01) The purpose of this report is to keep Committee members informed regarding the above.

(1.02) As Managing Agent for construction services project management duties to Service Departments this report is submitted after consultation with the Director of Social Work, details the project funding availability and proposed project management implementation arrangements designed and recommended to achieve cost effective, timeous and satisfactory project delivery.

(2.00) RESOURCES

(2.01) The funding for this work is contained within the Financial resources available to the Social Work Department.

(3.00) CONSIDERATION

(3.01) Location :- Houses
167/169 Lomond Road
Coatbridge

Location plan attached.

(3.02) The works comprise - Alterations and adaptations to reinstate the property from its current use as office accommodation to domestic dwelling.

(3.03) The Tender documents were issued to seven contractors of whom five submitted Tenders as follows:

<u>Contractor</u>	<u>Before Check</u>	<u>After Checking</u>
Alistair Burnett & Co Ltd, Coatbridge	£44,185.73	£43,856.63
A Cooper & Son, Cumbernauld	£46,574.46	£46,574.66
Muir Robertson, Airdrie	£49,944.22	£49,944.22
John Buchanan Shopfitters, Motherwell	£52,560.65	Not Checked
AKS Building Contractors, Queenslie	£59,220.00	Not Checked
Carymar Construction, Kirkintilloch	No Tender	
Rodgers & Johnston, Holytown	No Tender	

Report on Dilapidation, 167/169 Lomond Road, Coatbridge

(3.04) The project costs arising are as follows:-

Tender Costs	£43,856.63
Fees	£ 6,578.49
Total	£50,435.12

(3.05) The Tender of £43,856.63 submitted by Alistair Burnett & Co Ltd been consistently and competitively priced and is worthy of consideration for acceptance. Funding is available for this project and any necessary associated fees.

(3.06) Planning Permission being sought.

(3.07) Building Warrant being sought.

(3.08) The Construction Phase Health and Safety Plan for this project is being compiled at present.

(4.00) **RECOMMENDATION**

(4.01) 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 progress will be given at the meeting.

(4.02) Project Management arrangements will be introduced accordingly to achieve cost effective and project completion of this work.

(5.00) **BACKGROUND PAPERS**

(5.01) Held by the Acting Director of Construction Services.


Acting Director of Construction Services



<p>LOCATION PLAN</p>		<p>North Lanarkshire Council Construction Services</p>	
<p>167/169 Lomond Road Townhead Coatbridge</p>			
<p>SCALE NTS</p>	<p>No</p>		