

Motherwell, 13 February 2019 at 10 am.

A Meeting of the COMMUNITIES AND HOUSING COMMITTEE

PRESENT

Councillor H. McVey, Convener; Councillors J. Ashraf, Beveridge, Bonnar, Burgess, Burrows, Cochrane, M. Coyle, S. Coyle, Di Mascio, Docherty, Doolan, Douglas, Fannan, Fotheringham, Gallacher, Goldie, Gourlay, Graham, Hogg, Jones, Kelly, Kerr, Lennon, Logue, MacGregor, McNally, McNeil, A. McVey, Morgan, Pettigrew, Roarty, Stocks, Stubbs, Alan Valentine, Annette Valentine, Weir and Woods.

ALSO PRESENT

In accordance with Standing Order 64(A) Councillor Fisher attended as a substitute for Councillor O'Rourke.

CHAIR

Councillor H. McVey (Convener) presided.

IN ATTENDANCE

The Executive Director (Enterprise and Communities); Head of Business (Housing Property and Projects); Head of Enterprise and Place; Head of Housing Solutions; Head of Housing Programme; Business Finance Manager, and Committee Officer.

APOLOGIES

Councillors Currie and O'Rourke.

DECLARATIONS OF INTEREST IN TERMS OF THE ETHICAL STANDARDS IN PUBLIC LIFE ETC (SCOTLAND) ACT 2000

1. Councillor Douglas, by virtue of being a Landlord and of his membership of Town Centre Activities Limited, declared an interest in paragraphs 8 and 20 respectively and took no part in the consideration thereof.

Councillor Alan Valentine, by virtue of his membership of Town Centre Activities Limited, declared an interest in paragraph 20 and took no part in the consideration thereof.

PARTNERSHIP PERFORMANCE REPORT

2. With reference to paragraph 3 of the Minute of the meeting of the former Enterprise and Housing Committee held on 5 September 2018, there was submitted a report by the Head of Business (Housing Property and Projects) (1) setting out the performance of the Business Housing Property, Repairs and Maintenance and Central Heating Repairs and Maintenance Service Delivery Contracts for 2018/19; (2) advising of the performance against the Key Performance Indicators (KPIs) for 2018/19 in respect of (a) the Mears Partnership, (A) in relation to completed housing repairs, including void management, as highlighted within Appendix 1 to the report, with Appendix 2 to the report containing the full KPI set for 2017/18 for comparative purposes, and (B) Emergency and Non-Emergency repair timescales, as highlighted within Appendix 3 to the report, and (b) Saltire Facilities Management Limited (Saltire), (A) in relation to housing heating repairs, as highlighted within Appendix 4 to the report, with Appendix 5 containing the full KPI set for 2017/18 for comparative purposes, and (B) with the partnership continuing to sustain a 100% property gas certification record

for the extensive gas heated housing asset base, and (3) intimating that the customer satisfaction level for Local Homes had decreased to 95.81% for the year 2018/19 to date, in comparison to the 2017/18 return to the Scottish Housing Regulator when 96.61% of customers who responded were satisfied with the repairs service, with the 2017/18 Scottish average for local authorities being 92.1%.

Decided: that the report be noted.

MEARS LLP: OPERATIONAL PERFORMANCE MONITORING REPORT FOR QUARTER 1 AND QUARTER 2 2018/19 AND FINANCIAL PERFORMANCE AS AT 30 SEPTEMBER 2018

3. With reference to paragraph 2 of the Minute of the meeting of the former Enterprise and Housing Committee held on 10 May 2018 when, inter alia, it had been agreed to note (1) the completion of Year 8 of the Joint Service Review of the Mears LLP Strategic Partnership, and (2) that the contract with Mears LLP would come to an end in January 2021, without the uptake of a contract extension, there was submitted a report by the Head of Business Solutions (a) setting out the performance of the Mears Limited Liability Partnership (LLP) against its business objectives and Council priorities for Quarter 1 and Quarter 2 of 2018/19, as well as its financial performance as at 30 September 2018, with the outcomes from Quarter 1 and Quarter 2 2018/19 performance indicators highlighted within Appendix 1 to the report; (b) intimating (A) that Mears LLP, in the main, had satisfied the Council's required oversight arrangements and routinely submitted the monitoring information expected by the Council in line with the timeframes specified within the LLP Agreement, (B) that Mears LLP had continued to fail on its requirement to prepare a draft Business Plan, although work on the Plan was currently progressing, and (C) that meetings had been held with officers of the Council to confirm work content and values in advance, to allow Mears LLP to plan its resources accordingly; (c) providing details on the outcome of the Year 8 Best Value Efficiency Review which recommended that the contract would not be extended beyond January 2021; (d) informing (A) that there was a short term Improvement Plan which would strengthen the current service delivery arrangements with Mears LLP, including the requirement for Mears LLP to produce a Business Plan, and (B) that there was also an agreement for the Council and Mears LLP to work together to ensure a successful TUPE transfer of the Council staff currently employed in the repairs planning team in Mears LLP; (e) detailing information regarding comments, compliments and complaints, and service delivery highlights, and (f) setting out the current year financial performance and the overall financial standing as at 30 September 2018.

Following discussion, with regard to the failure of Mears LLP to prepare a draft Business Plan, it was agreed that a letter be sent to Mears LLP requesting that its Business Plan be finalised.

Decided:

- (1) that Mears LLP's operational performance for Quarter 1 and Quarter 2 of 2018/19, together with service delivery highlights from the same period, be noted;
- (2) that Mears LLP's financial performance as at 30 September 2018 be noted;
- (3) that the progress of the actions arising from the Year 8 Best Value Review be noted;
- (4) that a letter be sent to Mears LLP requesting that its Business Plan be finalised, and
- (5) that the report be otherwise noted.

1-13 BANK STREET, COATBRIDGE - DEVELOPMENT PROPOSALS

4. With reference to paragraph 9 of the Minute of the meeting of the former Enterprise and Housing Committee held on 5 September 2018 when, inter alia, it had been agreed to note that projects previously approved had been included within the new Strategic Housing Investment Plan (SHIP),

there was submitted a report by the Head of Housing Programme detailing proposals for the redevelopment of 1-13 Bank Street/2-4e Ross Street, Coatbridge and the appointment of the design team to take forward the project (1) outlining the background to, and the need for, the redevelopment of Bank Street, Coatbridge; (2) advising that various interests at 1-13 Bank Street were in the process of being purchased and that planning permission would be sought to demolish the existing buildings and replace them with an eight bedroom supported accommodation unit and 9-12 general needs flats; (3) indicating that ARM Architects, the Design Team appointed by Clyde Valley Housing Association, was identified as having knowledge of the structural and stability issues of the site from the initial surveys, and (4) informing that it had been considered appropriate to appoint the existing Design Team to take forward the project, with the appointment being made in accordance with the Council's Contract Standing Orders through the Negotiated Tender Procedure.

Decided:

- (1) that the progress to date with the plans to redevelop the strategic Town Centre site at Bank Street, Coatbridge be noted;
- (2) that the appointment of the Design Team, as detailed within the report, be noted, and
- (3) that the report be otherwise noted.

ORRS BUILDING, SOUTH BRIDGE STREET, AIRDRIE

5. With reference to paragraph 5 of the Minute of the meeting of the former Housing and Social Work Services Committee held on 2 February 2017 when, *inter alia*, it had been agreed to approve the proposed approach to secure a viable solution for the redevelopment of the Orrs Building, subject to further reports being submitted to future meetings of the Committee, and depending on the option to be pursued, there was submitted a report by the Head of Housing Programme seeking approval to acquire completed new build flats as part of the new supply programme, subject to due diligence, to enable the demolition and redevelopment of the former Orrs Building, Airdrie to proceed (1) advising that, following discussion between the Council and the Scottish Government, Clyde Valley Housing Association (CVHA) had again marketed the building for disposal, however, any disposal was likely to be at a low or nil value; (2) indicating (a) that the marketing exercise had resulted in one prospective purchaser being identified who had experience in the redevelopment of town centre sites, and (b) that CVHA had been working through due diligence with the prospective purchaser, with the intention that it would dispose of the building for a nominal sum, and then acquire the completed residential units as "off the shelf" acquisitions at open market value following the demolition and redevelopment of the site; (3) intimating (a) that the market valuations provided by the District Valuer fell short of the estimated cost of construction of the flats; (b) that CVHA was not in a position to purchase the completed units, as the open market value fell short of what the developer could afford to sell them for, and (c) that as the developer would be unable to sell the properties on the open market, the sale could not proceed as originally planned; (4) informing (a) that a revised design with costs was submitted to CVHA in September 2018, which had increased the project to 20 flatted units, was deemed as acceptable to the Planning Service, in principle, and (b) that the developer would need to formally submit a planning application for the demolition and the new development, and (5) proposing (a) that as a way forward, the Council would explore entering into an agreement with the developer to acquire the 20 completed residential units as part of the Council's new supply programme, subject to completion of due diligence and a satisfactory legal agreement to minimise risk to the Council; (b) that the project would not proceed if the Council did not take it forward, as all other options had been exhausted, with the only remaining option being for the Council to issue a Compulsory Purchase Order on the building, including the ground required for access, and redevelop the site itself, including the commercial/retail space, and (c) that the Council explore the possibility of acquiring the flats on completion.

Decided:

- (1) that the proposal to potentially purchase 20 flats at the Orrs Building, Airdrie, on completion, from the developer, EDS (Turnkey) Limited, subject to due diligence and a satisfactory legal agreement being concluded, be approved;
- (2) that a further report be submitted to a future meeting of the Committee seeking approval of the proposed acquisition, and
- (3) that the report be otherwise noted.

RAPID REHOUSING TRANSITION PLAN

6. With reference to paragraph 4 of the Minute of the meeting of the former Enterprise and Housing Committee held on 14 November 2018, when, *inter alia*, it had been agreed that the development of a draft Rapid Rehousing Transition Plan be submitted to the Scottish Government by the required deadline of 31 December 2018, and that a further report on the final Rapid Rehousing Transition Plan be submitted to a future meeting of the appropriate Committee for consideration, there was submitted a report by the Head of Housing Solutions (1) outlining the background to the Council's Rapid Rehousing Transition Plan (RRTP) which had been submitted to the Scottish Government on 19 December 2018; (2) advising that the five year plan, which had been submitted, set out how the Council and its partners would move forward to deliver a future vision, and (3) indicating that the Plan also set out the changes required in temporary accommodation supply, housing supply and support across all partners to enable settled housing options for homeless households.

Decided: that the Rapid Rehousing Transition Plan and associated Appendices, which had been co-produced by the Council and its partners, be noted.

HOUSING MANAGEMENT MODEL

7. With reference to (1) paragraph 3 of the Minute of the meeting of the former Enterprise and Housing Committee held on 10 May 2018 when, *inter alia*, it had been agreed to note the approach to transform town centres and that further reports be submitted to future meetings of the Committee as feasibility work progressed, and (2) paragraph 10 of the Minute of the meeting of the former Policy and Resources Committee held on 27 September 2018, there was submitted a report by the Head of Housing Solutions regarding a review of operational areas across Housing Solutions, which sought to address the immediate requirement to align services to support the Town Centre Regeneration proposals contained in the report previously presented to Committee (a) advising (A) that within the Council area there were eight distinct and separate town centres, and (B) that at present there were six main Area Housing Offices; (b) highlighting within the report the current staffing structure of Housing Solutions, and (c) proposing that in order to align Housing Solutions to the Town Centre Regeneration plan, (A) that four Housing Localities within Kilsyth and Coatbridge; Airdrie and Cumbernauld; Motherwell and Bellshill, and Wishaw and Shotts (including Salsburgh) be created; (B) that two posts of Area Housing Manager be deleted and the remaining four posts be reconfigured and redesignated to Locality Housing Manager (NLC16) to oversee the provision of Housing Services within the new localities; (C) that the Business Solutions section currently overseeing the strategic developments and performance framework for the former Enterprise and Housing Solutions be renamed Business Development and Support; (D) that in order to enhance the identity of each individual town within the locality, the Sheltered Housing Service be brought back under locality management, and that the working pattern of the Senior Sheltered Housing Officers be reviewed; (E) that as the introduction of Welfare Reform and Universal Credit continued to impact on rent collection, a centralised team ensured focus and knowledge was maximised, and as the current arrears levels had reached £5m, that the current structure be maintained, and that the Rents Team remain centralised; (F) that three posts be created to provide a fully integrated Housing Management Service covering each of the new Housing Localities highlighted within the report; (G) that creation of the four

Housing Locality Offices would result in the deletion of two Housing Co-ordinator posts (NLC10); (H) that due to the efficiencies made through iTrent and the Employee Service Centre, that two posts of Admin/Finance Officer be deleted; (I) that as the Service currently had three Senior Estate Officers (SEO) – Locality (NLC7) who carried out locality estates management duties, with each post currently covering two separate geographical areas (North and Airdrie; Coatbridge and Bellshill, and Motherwell and Wishaw), that the number of SEO – Locality posts be increased from three to four; (J) that, as currently six Senior Estate Officers – Towers (NLC7) carry out management and supervisory functions across the 48 towers, with four of the posts covering Out of Hours management duties for all towers, and that additional duties had recently been added, these four posts be reconfigured and redesignated to Locality Response Officer at NLC9; (K) that, of the 19 Anti-Social Response Officers (ASRO) (NLC7/9) based between Area Offices and the Out of Hours Response Service, five posts within the Night Team and two posts within the Mediation Team be retained, and managed by Town Centre Activities (TCA) Community Safety Team from 1 April 2019, (L) that the management of the Anti-Social Day Time Hub and the Public Protection Team be moved to TCA, forming a new Community Safety Team, with the 12 daytime ASRO posts remaining within the new housing localities, and (M) that, as the Council's digitisation programme realised enhancements to service provision, further changes would be required, and a further report would be submitted to a future meeting of the Committee regarding Phase 2 of the restructure.

Decided:

- (1) that the proposals for a new Housing Management Structure, reducing the current housing localities from six to four, be approved;
- (2) that staffing recommendations, as detailed in paragraphs 2.7 to 2.16 of the report, which would lead to a saving in the Housing Revenue Account (HRA) of £28,000, be approved;
- (3) that a further report be submitted to a future meeting of the Committee setting out Phase 2 of the restructure, and
- (4) that the report be otherwise noted.

Councillor Douglas, prior to the consideration of the following item of business, having declared an interest by virtue of being a landlord, took no part in the consideration thereof.

SCHEME OF ASSISTANCE REVIEW

8. **C** With reference to paragraph 7 of the Minute of the meeting of the former Housing and Social Work Services Committee held on 18 August 2016 when, *inter alia*, approval was given to a number of changes to the Council's Scheme of Assistance, there was submitted a report by the Head of Enterprise and Place regarding the review of North Lanarkshire Council's Scheme of Assistance and the publication of a revised statement as required by section 72 of the Housing (Scotland) Act 2006 (1) outlining the background to, and the need for, a further review of, the Scheme of Assistance; (2) detailing, within the report, the proposed changes to the Council's current Scheme of Assistance, as highlighted within Appendix 1 to the report, and (3) advising that a further review of the Scheme of Assistance, taking into consideration the wider Council Ambition agenda, would be undertaken in 2019, with the outcome being reported to a future meeting of the Committee.

Decided:

- (1) that the revisions to the Council's Scheme of Assistance section 72 statement be approved;
- (2) that a further report be submitted to a future meeting of the Committee following the outcome of the review to be carried out in 2019, and
- (3) that, otherwise, the terms of the report be noted.

REVENUE BUDGET MONITORING REPORTS - PERIOD 10

(1) HOUSING REVENUE ACCOUNT (HRA) MONITORING REPORT - 1 APRIL 2018 TO 4 JANUARY 2019

9. There was submitted a report by the Executive Director (Enterprise and Communities) (1) providing a summary of the Housing Revenue Account (HRA) financial performance for the period 1 April 2018 to 4 January 2019 (Period 10), and (2) illustrating the projected outturn as at 31 March 2019, with major outturn variances highlighted and explained in accordance with the Council's approved Financial Regulations.

Decided: that the financial position of the HRA Budget 2018/19 be noted.

(2) ENTERPRISE AND COMMUNITIES - REVENUE MONITORING

10. There was submitted a report by the Executive Director (Enterprise and Communities) (1) highlighting the financial performance of the former Enterprise and Housing Resources and Infrastructure Services' budgets for the period from 1 April 2018 to 4 January 2019 (Period 10); (2) advising that the former Enterprise and Housing Resources Service budget was currently reporting a year end underspend of £0.020m which was highlighted within Appendix A to the report, and (3) intimating (a) that the former Infrastructure Service budget was currently forecasting a year end balanced budget position, and (b) that the Service had identified a number of financial pressures across each division which were being fully offset by planned management action, with further information highlighted within Appendix B to the report.

Decided: that the financial position of the former Enterprise and Housing Resources and Infrastructure Services' Budgets be noted.

(3) REVENUE MONITORING REPORT (TRADING)

11. There was submitted a report by the Executive Director (Enterprise and Communities) (1) highlighting the Council's Trading Account financial performance for the period 1 April 2018 to 4 January 2019 (Period 10), and (2) advising that the Council's Trading Account was projected to achieve the budgeted surplus of £0.377m for 2018/19 based on performance to Period 10.

Decided: that the financial position of the 2018/19 Council's Trading Account be noted.

CAPITAL PROGRAMME MONITORING REPORTS - PERIOD 10

(1) HRA CAPITAL MONITORING REPORT - 1 APRIL 2018 TO 4 JANUARY 2019

12. There was submitted a report by the Executive Director (Enterprise and Communities) (1) reviewing progress towards agreed spending plans within the 2018/19 HRA Capital Programme; (2) providing, in the Appendices to the report, a summary of (a) the mainstream working programme; (b) the projected spend on the New Build Programme, Empty Homes Purchase Scheme and Open Market Purchase Scheme, and (c) the actual spend for the period up to 4 January 2019, and (3) indicating that the projected spend on the New Build Programme currently totalled £14.496m and was funded by Capital financed from Current Revenue, Prudential Borrowing and Scottish Government Grant, and that the projected spend on the Council Buy Back Schemes currently totalled £13.2m.

Decided:

- (1) that the financial position of the 2018/19 HRA Capital Programmes be noted, and
- (2) that the report be otherwise noted.

(2) ENTERPRISE AND COMMUNITIES - CAPITAL MONITORING

13. There was submitted a report by the Executive Director (Enterprise and Communities) (1) highlighting the financial performance of the former Enterprise and Housing Resources and the Infrastructure Services' budgets for the period 1 April 2018 to 4 January 2019, and (2) advising that the former Enterprise and Housing Resources Service budget was currently reporting a year end underspend of £4.167m, as highlighted within Appendix A to the report, and the former Infrastructure Service budget was currently forecasting a year end underspend of £2.426m, as highlighted within Appendix B to the report.

Decided:

- (1) that the financial position of the former Enterprise and Housing Resources and Infrastructure Capital Budgets for 2018/19 be noted, and
- (2) that the report be otherwise noted.

HOUSING OUTLINE CAPITAL PROGRAMME 2019/2020

14. With reference to paragraph 23 of the Minute of the meeting of the former Enterprise and Housing Committee held on 15 February 2018 when, *inter alia*, (1) approval had been given to the HRA Capital Programme for 2018/19, and (2) it had been agreed to note that the HRA Capital Programme would support the full alignment of kitchen and bathroom modernisation elements by 2021, there was submitted a report by the Head of Business (Housing Property and Projects) (a) seeking approval to implement the mainstream HRA Capital Programme (excluding New Build) for 2019/2020, as detailed within the report, and the Appendix to the report, and (b) summarising the up-to-date position regarding (A) the Capital Resources – HRA Programme, and (B) the HRA Capital Programme with specific reference to Heating; Window/Door Replacement; Roofing and Rendering; Kitchens and Bathrooms; Tower Strategy, and Ambition.

Decided:

- (1) that the HRA Capital Programme for 2019/20, as detailed within the report, and highlighted within the Appendix to the report, be approved;
- (2) that the report be remitted to the Policy and Strategy Committee for consideration;
- (3) that it be noted that the HRA Capital Programme would support the full alignment of kitchen and bathroom modernisation elements by 2021, and
- (4) that the report be otherwise noted.

FORMER TENANT ARREARS WRITE OFF TO 31 MARCH 2017

15. There was submitted a report by the Head of Housing Solutions (1) proposing that the sum of £1,518,109.21, being the current balance outstanding in respect of former tenant rent arrears prior to 31 March 2017, which was considered irrecoverable, be written-off; (2) intimating (a) that, in
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accordance with financial guidelines, a bad debt provision had previously been established, with the outstanding accounts highlighted in the report, and (b) that the debt written-off related to former tenancies where the tenancy end date was prior to 31 March 2017, and (3) advising that, if possible and practicable, efforts would continue to secure payment of outstanding rent balances from former tenants.

Decided:

- (1) that approval be given for the write-off of former tenant arrears totalling £1,518,109.21 in relation to the period up to 31 March 2017;
- (2) that the report be remitted to the Finance and Resources Committee for consideration, and
- (3) that the report be otherwise noted.

CONTRACTS FOR APPROVAL

(1) MEASURED TERM CONTRACT FOR CONTROLLED DOOR ENTRY SYSTEMS AND ASSOCIATED WORKS, REPLACEMENT AND REPAIRS 2019-2021 - LOT 1

16. There was submitted a report by the Head of Business (Housing Property and Projects) (1) reporting on the outcome of the tendering process for the Measured Term Contract for Controlled Door Entry Systems and Associated Works, Replacement and Repairs 2019-2021 – Lot 1; (2) advising that, after checking, the most economically advantageous tender was that submitted by Fortress Security Alarms Limited, and (3) proposing that the tender from Fortress Security Alarms Limited for the Measured Term Contract for Controlled Door Entry Systems and Associated Works, Replacement and Repairs 2019-2021 – Lot 1 be accepted for a period of one year, with an option to extend for a further two individual periods of six months, at the sole discretion of the Council, up to the maximum value of £400,000 for the maximum period of the contract.

Decided:

- (1) that the tender submitted by Fortress Security Alarms Limited for the Measured Term Contract for Controlled Door Entry Systems and Associated Works, Replacement and Repairs 2019-2021 – Lot 1 be accepted, for a period of one year, with an option to extend for a further two individual periods of six months, at the sole discretion of the Council, up to the maximum value of £400,000 for the maximum period of the contract, and
- (2) that the report be otherwise noted.

(2) TOWERS OVERCLADDING AND ANCILLARY WORKS TO BLAIRGROVE AND MERRYSTON COURT (LOT 1) AND GLEN AND MILLBRAE COURT (LOT 2), COATBRIDGE

17. There was submitted a report by the Head of Business (Housing Property and Projects) (1) reporting on the outcome of the tendering process for the Towers Overcladding and Ancillary Works to Blairgrove and Merryston Court (Lot 1) and Glen and Millbrae Court (Lot 2), Coatbridge; (2) advising that, after checking, the most economically advantageous tender was that submitted by Engie Regeneration Limited, and (3) proposing that the tender from Engie Regeneration Limited for the Towers Overcladding and Ancillary Works to Blairgrove and Merryston Court (Lot 1) and Glen and Millbrae Court (Lot 2), Coatbridge be accepted, for a period of up to 104 weeks, up to the maximum value of £18,605,359.10 for the maximum period of the contract.

Decided:

- (1) that the tender submitted by Engie Regeneration Limited for the Towers Overcladding and Ancillary Works to Blairgrove and Merryston Court (Lot 1) and Glen and Millbrae Court (Lot 2), Coatbridge be accepted, for a period of up to 104 weeks, up to the maximum value of £18,605,359.10 for the maximum period of the contract, and
- (2) that the report be otherwise noted.

(3) CONTRACT EXTENSION OPTION - MEASURED TERM CONTRACT FOR LEAD MAINS REPLACEMENT 2018-2023

18. With reference to paragraph 14 of the Minute of the meeting of the former Enterprise and Housing Committee held on 14 November 2018 when, inter alia, the tender submitted by Belac Group Limited for the Measured Term Contract for Lead Mains Replacement 2018-2023 had been accepted for a period of three years, with an option to extend for a further period of one year, at the sole discretion of the Council, up to the maximum value of £3m for the maximum period of the contract, there was submitted a report by the Head of Business (Housing Property and Projects) proposing that the duration of the Measured Term Contract for Lead Mains Replacement 2018-2023 be for a period of three years, with the option to extend for one year plus one further year.

Decided:

- (1) that the duration of the Measured Term Contract for Lead Mains Replacement 2018-2023 be for a period of three years, with the option to extend for one year plus one further year, and
- (2) that the report be otherwise noted.

CONTRACTS FOR NOTING

(1) TOWER STRATEGY - NEGOTIATED TENDER PROCEDURE (NTP) STAGE 2 WORKS

19. With reference to paragraph 3 of the Minute of the meeting of the former Enterprise and Housing Committee held on 14 November 2018 when, inter alia, it had been agreed to note (1) that the remedial works for Stages 1 and 2 works for the Towers were being progressed through the existing Works Agreement with Mears LLP Limited, and (2) that the Action Plan was being managed and updated as work progressed, with proposals to conclude the issues identified from both the Michael Dyson Associates Phases 1 and 2 Surveys, and the report from Scottish Fire and Rescue Service on their findings, during their visits and checks of communal areas within Towers, there was submitted a report by the Head of Business (Housing Property and Projects) (a) advising of the award of the contract for the Stage 2 remedial works to Mears LLP; (b) outlining the background to, and the need for the work to be undertaken as a direct capital contract award through the Negotiated Tender Procedure (NTP) to Mears LLP, and (c) intimating that the total value for the NTP was approximately £7.9m, subject to final agreement of the specifications and re-measure, and was considered to be the best value available to ensure the proposals were delivered in the programmed timescales.

Decided:

- (1) that the action taken to award the contract for the Stage 2 Remedial Works to Mears LLP, using the Council's NTP direct award procedure, be noted, and
- (2) that the report be otherwise noted.

Councillors Douglas and Alan Valentine, prior to the consideration of the following item of business, having declared an interest by virtue of their membership of Town Centres Activities, took no part in the consideration thereof.

(2) ELECTRICAL MAINTENANCE CONTRACTS

20. With reference to (1) paragraph 12 of the Minute of the meeting of the former Policy and Resources Committee held on 7 June 2018, when advice was provided that the Council had received correspondence in relation to the recent contract award for CCTV, fire alarms and related security system services during the standstill period for the contract award, which claimed that specific required information had not been explicit in the tender specification document, that the Council would seek parent company guarantees if necessary, and that, in the circumstances, it was considered that the best course of action would be to abandon the contract award and re-tender the contract, and (2) paragraph 25 of the Minute of the meeting of the former Enterprise and Housing Committee of 5 September 2018, there was submitted a report by the Head of Business (Housing Property and Projects) (a) providing an update on the continued use of various Low Voltage Maintenance Contracts, and (b) detailing the continued spend arising from the previous decision not to proceed to contract award.

Decided:

- (1) that the position detailed and the interim actions taken, along with the continued spend and contract arrangements as highlighted within the report, be noted, and
- (2) that the report be otherwise noted.

CONTRACTS AWARDED BELOW COMMITTEE APPROVAL THRESHOLD

21. There was submitted a report by the Head of Asset and Procurement Solutions intimating that the contracts highlighted within Appendix 1 to the report had been accepted by him in accordance with General Contract Standing Orders during the period from 1 October to 31 December 2018.

Decided:

- (1) that the contracts accepted by the Head of Asset and Procurement Solutions in the reporting period 1 October to 31 December 2018 be noted, and
- (2) that the report be otherwise noted.