

North Lanarkshire Council

Report

Housing and Regeneration Committee

approval noting

Ref KF/EL

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Approval to Commence Procurement

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Executive Summary

The purpose of this report is to seek Committee approval to commence a new procurement exercise for Proposed Works to 54 Properties at Lomond Road and Derwent Drive, Coatbridge.

Recommendations

It is recommended that the Housing and Regeneration Committee:

1. Approve the commencement of new procurement exercise.

The Plan for North Lanarkshire

Priority Improve the health and wellbeing of our communities

Ambition statement (14) Ensure the highest standards of public protection

1. Background

1.1 Proposed Works to 54 Properties at Lomond Road and Derwent Drive, Coatbridge

The properties in Lomond Road/Derwent Drive area in Coatbridge are identified as Blackburn Mark III house types built in 1950. Of the original 100 properties, 54 are still in Council ownership consisting of a mix of two storey, three apartment, mid-terrace, end terrace or semi-detached units.

In 1992, the original roof coverings to the Council properties were replaced as part of a modernisation programme. In 2004, a number of properties on the site were re-rendered. In 2008, an internal upgrade programme involving removing internal asbestos walls between kitchens and bathrooms and upgrading kitchens and bathrooms was completed.

Over the last 10 years, a number of issues have arisen in these properties concerning condensation in the lofts areas. It should be noted that not all houses have experienced this issue; however, where identified, the issues have, in some instances, resulted in corrosion of the steel roof structure itself. The installation of loft insulation in some of these properties between 2010 and 2013 has exacerbated this issue. In 2018, a condition survey was carried out to a sample of properties which identified that cavity wall insulation was present.

A new procurement exercise is required to rectify the above issue, including a number of feasibility options considered by the design team.

2. Report

2.1 Proposed Works to 54 Properties at Lomond Road and Derwent Drive, Coatbridge

- It is proposed that a new contract be procured to undertake the aforementioned works to the 54 properties at Lomond Road and Derwent Drive, Coatbridge.
 - It is proposed that the procurement vehicle be secured via the Official Journal of the European Union.
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3. Equality and Diversity

3.1 Fairer Scotland

These contracts will work towards improving outcomes for people and communities by assisting the Council to reduce inequalities of outcome caused by socio-economic disadvantage.

3.2 Equality Impact Assessment

The Council will continue to carry out equality impact assessments to determine if policies, practices, decisions, functions and strategies identify any negative impact on any particular group covered by the protected characteristics of the Equality Act 2010.

4. Implications

4.1 Financial Impact

The cost of the work is contained within the HRA Capital budget.

4.2 **HR/Policy/Legislative Impact**

There are no HR/Policy/Legislative impacts linked to this report.

4.3 **Environmental Impact**

There are no sustainability impacts directly arising as a result of this report.

4.4 **Risk Impact**

Risk impact will be minimised and managed by ensuring the appropriate contract is in place when required.

5. **Measures of success**

- 5.1 A contract is in place to support the delivery of Council and Service priorities.
- 5.2 Appointment of a contractor who has suitable experience and capability to deliver the required works.
- 5.3 The contract procured by the Council is compliant with GCSOs and procurement legislation.
- 5.4 Best Value can be demonstrated.
- 5.5 Safe, improved and sustainable properties within the boundaries of North Lanarkshire are provided.
- 5.6 Properties within North Lanarkshire meet or exceed the current standards both now and for the life of the properties.



Brian Lafferty
Head of Business (Housing Property and Projects)