

REPORT TO: Housing, Dundee Contract Services & Environment Services Committee

DATE: 26 April 2010

REPORT ON: Right to Repair - Extension of Contract
Contract Nr 09/2301

REPORT BY: City Architectural Services Officer

REPORT NO: 229-2010

1.0 PURPOSE OF REPORT

- 1.1 Under the Right to Repair - Housing (Scotland) Act 2001 the City Council is required to maintain a list of contractors prepared to carry out qualifying repairs, this list to include the usual Contractor, which in the City Council's case is Dundee Contract Services.
- 1.2 The purpose of this report is to seek Committee approval for the extension of the existing contracts for a further year until 31 March 2011.

2.0 RECOMMENDATIONS

- 2.1 Extension of the existing contract with the three firms who expressed an interest to be on the list of contractors prepared to carry out qualifying repairs along with Dundee Contract Services.

3.0 FINANCIAL IMPLICATIONS

- 3.1 There are no financial implications.

4.0 LIST OF CONTRACTORS PREPARED TO CARRY OUT QUALIFYING REPAIRS

- 4.1 Under the Right to Repair - Housing (Scotland) Act 2001, tenants of council houses have a right to have certain repairs, called "qualifying repairs", undertaken within a specified period. The qualifying repairs are listed in the Schedule of the Regulations and mainly relate to lack of heat or water and health and safety items. The maximum amount payable in respect of a single qualifying repair is £350.
- 4.2 Should the usual contractor, ie, Dundee Contract Services, fail to commence a qualifying repair within the time specified in the Schedule to the Regulations the tenant has the right to instruct another listed contractor to carry out the repair. On receipt of such an instruction the listed contractor will inform the Housing Department to obtain a copy of the relevant works order.
- 4.3 At the moment three contractors have asked to be placed on this list viz:-

All Glass and Glazing, Dundee
Logie Glazing & Building Services, Dundee
Wardah Electrics Ltd., Dundee

The above firms, being on the Council's select tender list and having submitted reasonable jobbing rates, are recommended for inclusion on the relevant list.

- 4.4 Authority is also requested for the addition to or deletion of firms from the list to be delegated to the Director of Housing in consultation with the City Architectural Services Officer and/or the Director of Finance as may be appropriate.

5.0 POLICY IMPLICATIONS

- 5.1 This Report has been screened for any policy implications in respect of Sustainability, Strategic Environmental Assessment, Anti-Poverty, Equality Impact Assessment and Risk Management.
- 5.2 There are no major issues.

6.0 **CONSULTATIONS**

6.1 The Chief Executive, Depute Chief Executive (Support Services), Director of Finance and the Director of Housing have been consulted in the preparation of this report.

7.0 **BACKGROUND PAPERS**

7.1 Reference is made to Article VIII of the Housing, Dundee Contract Services and Environment Services Committee held on 23 March 2009 (Report Nr 172-2009) when the committee agreed that the firms detailed on the report be included on the list of contractors prepared to carry out qualifying repairs.

City Architectural Services Officer
8 April, 2010

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