

**REPORT TO:** HOUSING COMMITTEE – 30 JUNE 2003

**REPORT ON:** Powrie Place/Ann Street Sheltered Housing Development  
Lift Replacement (Partnering)

**REPORT BY:** Director of Housing and City Architectural Services Officer

**REPORT NO:** 448-2003

**1.0 PURPOSE OF REPORT**

1.1 This report seeks approval for the Lift Replacement.

**2.0 RECOMMENDATIONS**

2.1 Approval is recommended of:-

- a) lift replacement at Powrie Place/Ann Street Sheltered Housing Development at a total cost of £140,000 inclusive of professional fees.
- b) the City Architectural Services Officer being authorised to negotiate a contract within the overall allowance under a partnering arrangement with an appropriate contractor and the Director of Support Services in conjunction with the Director of Housing to accept the offer recommended by the City Architectural Services Officer.

**3.0 FINANCIAL IMPLICATIONS**

3.1 An allowance of £372,000 has been made in the Housing Department's Capital Budget 2003/2004 for Lift Replacements.

**4.0 LOCAL AGENDA 21 IMPLICATIONS**

4.1 None

**5.0 EQUAL OPPORTUNITIES IMPLICATIONS**

5.1 None.

**6.0 REPORT**

6.1 There are two lifts at this sheltered development which are recommended for replacement and the work will require occupants to be decanted. Other works are planned, including heating installation and electrical upgrading, which will also require a decant and should be carried out at the same time to minimise disruption. These works will be the subject of separate reports. There is a long delivery period for the replacement lifts and it would be advantageous to appoint a lift contractor as soon as possible to allow all the works to be programmed and co-ordinated.

6.2 It is proposed that the City Architectural Services Officer enters into a partnering arrangement with an appropriate contractor with a view to completing the work in March 2004 and within the overall allowance of £140,000

**7.0 CONSULTATIONS**

The Chief Executive, Director of Finance and Director of Support Services have been consulted during the preparation of this report.

8.0 **BACKGROUND PAPERS**

- 8.1 Unless otherwise stated on the attached sheet, no background papers, as defined by Section 50D of the Local Government (Scotland) Act 1973 (other than any containing confidential or exempt information), were relied on to any material extent in preparing the above report.

**Elaine Zwirlein**  
**Director of Housing**

**John T P Porter**  
**City Architectural Services Officer**

20 June 2003

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