

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

DATE: 26 November 2007

REPORT ON: Right to Repair 2007-2008
Contract Nr 07/2313

REPORT BY: City Architectural Services Officer

REPORT NO: 608 2007

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 inclusion on this list of interested contractors provided they are on the Council's select tender list and have submitted reasonable jobbing rates. The list will be maintained by the Director of Housing.

2.0 RECOMMENDATIONS

2.1 Inclusion of the three firms who expressed an interest on the list of contractors prepared to carry out qualifying repairs.

2.2 Authority be given for the Director of Housing in consultation with the City Architectural Services Officer and/or the Depute Chief Executive (Finance) to add or delete firms from the list.

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 To date 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 Depute Chief Executive (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 and Equality Impact Assessment. There are no major issues.

6.0 **CONSULTATIONS**

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

7.0 **BACKGROUND PAPERS**

7.1 None

City Architectural Services Officer
12 November, 2007

Report No 608 2007