

REPORT TO: Housing Committee – 20th September, 2004

REPORT ON: Right to Repair (2004-2005)
Contract Nr 04/2311

REPORT BY: City Architectural Services Officer

REPORT NO: 625-2004

1.0 PURPOSE OF REPORT

1.1 Under the Secure Tenants (Right to Repair) (Scotland) Regulations 1994 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 FINANCIAL IMPLICATIONS

2.1 There are no financial implications.

3.0 LIST OF CONTRACTORS PREPARED TO CARRY OUT QUALIFYING REPAIRS

3.1 To date nine contractors have asked to be placed on this list viz:-

All Glass and Glazing, Dundee
Hall & Tawse Ltd T/A Mansell, Dundee
Jaydee Heating and Electrical, Dundee
Logie Building Services Ltd, Dundee
George Martin Builders Ltd, Dundee
D H Morris & Co Ltd., Dundee
Muirfield (Contracts) Ltd., Dundee
Wardah Electrics Ltd., Dundee
Ward Building Services 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.

3.2 The tenders received from the above firms are valid until 30th September, 2005.

3.3 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.

4.0 LOCAL AGENDA 21 IMPLICATIONS

4.1 None.

5.0 EQUAL OPPORTUNITIES IMPLICATIONS

5.1 None.

6.0 **BACKGROUND**

- 6.1 Under the Secure Tenants (Right to Repair) (Scotland) Regulations 1994, 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 £250.
- 6.2 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.

7.0 **CONSULTATIONS**

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

City Architectural Services Officer
27 August, 2004