

REPORT TO: HOUSING COMMITTEE - 21 OCTOBER 2002

REPORT ON: DEMOLITION OF LOCK-UP GARAGES - VARIOUS LOCATIONS

REPORT BY: CITY ENGINEER

REPORT NO: 711-2002

1 PURPOSE OF REPORT

1.1 To authorise the appointment of the contractor Trojan Contracting & DIY Ltd to carry out the demolition of the lock-up garages.

2 RECOMMENDATIONS

2.1 It is recommended that the Committee:

- a Approve the acceptance of the tender of £20,600.00 from Trojan Contracting & DIY Ltd.
- b Approve the overall expenditure of £45,525.00 which includes allowances of £24,925.00 for professional fees and contingencies.

3 FINANCIAL IMPLICATIONS

3.1 The Director of Finance advises that the above expenditure can be met from within the HRA Planned Maintenance Budget for 2002/2003.

4 LOCAL AGENDA 21 IMPLICATIONS

4.1 Removal of vacant and derelict buildings will provide an opportunity to enhance the immediate environmental conditions for the betterment of residents.

5 EQUAL OPPORTUNITIES IMPLICATIONS

5.1 There are no equal opportunities implications of relevance to this report.

6 BACKGROUND

6.1 Reference is made to Article 2 of the Housing Committee of 21 January 2002 and Article 3 of the Housing Committee of 19 August 2002 when approval was given for tenders to be obtained for the demolition of the various lock-up garages.

6.2 The lock-up garages to be demolished are located in Happyhillock Road, Midmill Road, Burnside Street and at Whitfield MSD.

6.3 During the course of the tendering period, several of the lock-ups were badly damaged by fire. The City Engineer instructed Trojan Contracting & DIY Ltd to demolish the damaged lock-ups on the grounds of public safety.

6.4 The remaining lock-ups are the subject of continual vandalism and it is recommended that these be demolished as soon as possible.

6.5 Tenders were invited from six contractors and the following offers received:

<u>Tenderers</u>	<u>Tender</u>	<u>Corrected Tender</u>
Trojan Contracting & DIY Ltd	£20,620.00	£20,600.00
J R Masterton & Son Demolition	£21,551.00	£21,551.00
D Geddes Contractors Ltd	£25,000.00	£25,000.00
Dundee Plant & Co Ltd	£26,512.00	£26,512.00
Safedem Ltd	£32,223.00	£32,223.00
Whiteinch Demolition Ltd	£67,110.00	£67,110.00

6.6 In addition to the above, the following allowances should be made:

Post Demolition Works	£13,375.00
Public Utility Diversions	£3,000.00
Contingencies	£3,700.00
Engineering Fees	£4,100.00
Planning Supervisor Fees	<u>£750.00</u>
Total	£24,925.00

7 CONSULTATIONS

7.1 The Chief Executive, Director of Finance, Director of Support Services, Director of Corporate Planning and Director of Housing have been consulted and are in agreement with the contents of this report.

8 BACKGROUND PAPERS

8.1 None 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.

Signed: _____ Date: _____
 Ken Laing
 City Engineer

Signed: _____ Date: _____
 Convener, Housing Committee

Signed: _____ Date: _____
 Spokesperson, SNP Group

Signed: _____ Date: _____
 Spokesperson, Conservative Group

KL/EH

4 October 2002

Dundee City Council
 Tayside House, Dundee