

ITEM No ...4...

REPORT TO: NEIGHBOURHOOD SERVICES COMMITTEE – 22 APRIL 2019

REPORT ON: EXTERNAL WALL INSULATION – HOME ENERGY EFFICIENCY PROGRAMME FOR SCOTLAND – 2018/19 PROGRAMME

REPORT BY: EXECUTIVE DIRECTOR OF NEIGHBOURHOOD SERVICES

REPORT NO: 116-2019

1 PURPOSE OF REPORT

1.1 To gain Committee approval for external wall insulation projects as part of the 2018/19 Capital programme.

2 RECOMMENDATION

2.1 It is recommended that approval be given for the projects below at:-

Development	No of Properties	HEEPS-ABS	ECO Funding	Council Contribution	SSE Discount	Total Cost
Benvie Road	24	£52,000	£12,220	£141,845	£8,395	£214,460
Peddie Street	21	£71,500	£12,090	£76,053	£29,561	£189,204
Totals	45	£123,500	£24,310	£217,898	£37,956	£403,664

3 FINANCIAL IMPLICATIONS

3.1 The Executive Director of Corporate Services has confirmed that a contribution of £217,898 is available in 2019/20 within the allowances for Energy Efficiency within the HRA Element of Building Strong Communities Section of the Capital Plan 2019-24. Additional HEEPS resources from the Scottish Government have been made available to support these two projects.

4 BACKGROUND

4.1 This phase of the project comprises 45 properties of mixed tenure. There are 24 council tenants and 21 private properties. The addresses of the blocks are: 22, 24, 26 Benvie Road and 30 Cleghorn Street; and 18, 20, 22, 95 and 99 Peddie Street. The client contribution for the 24 council tenanted properties for EWI will be required from the funding source above. The balance of funding will be met from SSE through the Energy Company Obligation (ECO) and Home Energy Efficiency Programme Scotland – Area Based Scheme (HEEPS-ABS) funding for 2019/20, together with a discount contribution from SSE. Further details are provided in the table at paragraph 2.1.

4.2 Resources are available to fund external insulation for Council owned properties within the current 5 year HRA Capital budget. The Council requires to maximise funding from the Home Energy Efficiency Programme for Scotland - Area Based Schemes (HEEPS-ABS) from the Scottish Government and Energy Company Obligation (ECO) funding from utility companies to ensure owner occupiers can be included in the programme and mixed tenure blocks comprehensively treated.

4.3 The Council has been successful in being awarded an additional £148,500 HEEPS-ABS funding from the Scottish Government for 2018/19 following a bidding process, to be utilised by May 2019. This will contribute to the on-going delivery of the EWI programme. The Contractors for these works have been procured by SSE who are project managing the programme on behalf of the Council.

5 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. There are no major issues.

6 CONSULTATIONS

- 6.1 The Council Management Team have been consulted in the preparation of this report.

7 BACKGROUND PAPERS

- 7.1 None.

Elaine Zwirlein
Executive Director of Neighbourhood Services

David Simpson
Head of Housing & Communities

11 March 2019

**EXTERNAL WALL INSULATION – HOME ENERGY EFFICIENCY PROGRAMME FOR SCOTLAND
– 2018/19 PROGRAMME**

In view of the timescales involved, this report was approved by Executive Director of Neighbourhood Services in consultation with the Convener of Neighbourhood Services Committee, Labour Group spokesperson, Conservative spokesperson, Liberal Democrat spokesperson and the Lord Provost.

Elaine Zwirlein

Executive Director of Neighbourhood Services

13 March, 2019

Date

Kevin Cordell

Convener of Neighbourhood Services

15 March, 2019

Date

Georgia Cruickshank

Labour Group Spokesperson

18 March, 2019

Date

Derek Scott

Conservative Group Spokesperson

15 March, 2019

Date

Fraser Macpherson

Liberal Democrat Group Spokesperson

15 March, 2019

Date

Ian Borthwick

Lord Provost

19 March, 2019

Date

ITEM No ...5...

REPORT TO: NEIGHBOURHOOD SERVICES COMMITTEE – 22 APRIL 2019

REPORT ON: EXTERNAL WALL INSULATION – HOME ENERGY EFFICIENCY PROGRAMME FOR SCOTLAND – 2019/20 PROGRAMME

REPORT BY: EXECUTIVE DIRECTOR OF NEIGHBOURHOOD SERVICES

REPORT NO: 158-2019

1 PURPOSE OF REPORT

1.1 To request Committee approval for the first phase of insulation projects as part of the 2019/20 Capital programme.

2 RECOMMENDATION

2.1 It is recommended that approval be given for the projects below at:-

Development	No of Properties	HEEPS-ABS	ECO Funding (*LA flex)	Council Contribution	SSE Contribution	Total Cost	Anticipated Programme End Date
External Wall Insulation							
Law Crescent with replacement roofs	260	£1,144,000.00	£231,376.63	£1,203,689.75	£20,887.38	£2,599,953.76	March 2020
Cavity and Loft Insulation							
Brownhill Street Cavity wall insulation	18	N/A	N/A	£41,647.50	N/A	£41,647.50	July 2019
Tummel Place /Dickson Ave insulation project	27	N/A	N/A	£35,282.81	N/A	£35,282.81	September 2019
Totals	305	£1,144,000.00	£231,376.63	£1,280,620.06	£20,887.38	£2,676,884.07	

3 FINANCIAL IMPLICATIONS

3.1 The Executive Director of Corporate Services has confirmed that a contribution of £1.281m is available in 2019/20 within the allowances for Energy Efficiency within the HRA Element of Building Strong Communities of the Capital Plan 2019-24.

4 MAIN TEXT

4.1 The Law Crescent project comprises 260 properties of mixed tenure. There are 75 council tenants and 185 private properties. The client contribution for the 75 council tenanted properties for EWI will be required from the HRA Capital budget 2019/20. The balance of funding will be met from SSE through the Energy Company Obligation (ECO) and Home Energy Efficiency Programme Scotland – Area Based Scheme (HEEPS: ABS) funding for 2019/20. Further details are provided in the table at paragraph 2.1. All blocks that include a Council tenant will benefit from replacement roofing in addition to external wall insulation. Owners in these blocks will be recharged for the roofing element of the works. Addresses included are:

146-150 Byron Street
 1-44 Kenmore Terrace
 1-14 Killin Avenue
 39-49 Lawside Road

- 4.2 Resources are available to fund external insulation for Council owned properties within the current 5 year HRA Capital budget. The Council requires to maximise funding from the Home Energy Efficiency Programme for Scotland – Area Based Schemes (HEEPS: ABS) from the Scottish Government and Energy Company Obligation (ECO) funding from utility companies to ensure owner occupiers can be included in the programme and mixed tenure blocks comprehensively treated.
- 4.3 A programme of Cavity wall and Loft insulation is required at 22, 24, and 26, Brownhill Street in Charleston, and 34-48 Tummel Place, and 28-66 Dickson Avenue in Menzieshill. These properties are extremely hard to heat and suffer from condensation related issues due to the low surface temperature of internal walls.
- 4.4 The 2019/20 HEEPS: ABS funding allocation will continue to be used to support the External Wall Insulation programme where not all homes are in Council ownership. The Contractors for these works have been procured by SSE who are project managing the programme on behalf of the Council.

5 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. There are no major issues.

6 CONSULTATIONS

- 6.1 The Council Management Team have been consulted in the preparation of this report.

7 BACKGROUND PAPERS

- 7.1 None.

Elaine Zwirlein
Executive Director of Neighbourhood Services

David Simpson
Head of Housing & Communities

10 April 2019

ITEM No ...6...

REPORT TO: NEIGHBOURHOOD SERVICES – 22 APRIL 2019
REPORT ON: TENDERS RECEIVED
REPORT BY: EXECUTIVE DIRECTOR OF CITY DEVELOPMENT
REPORT NO: 156-2019

1 PURPOSE OF REPORT

1.1 This report details tenders received and requests a decision on acceptance thereof.

2 RECOMMENDATION

2.1 Approval is recommended of (1) the acceptance of the tenders submitted by the undernoted contractors and (2) the undernoted total amount, including allowances, for each project.

Project Reference	Project Description	Contractor	Tender Amount	Fees & Other Costs	Total Amount
18-527	Fairbairn Street - Boiler Replacement 2018/19	Construction Services	£219,158.08	£25,024.23	£244,182.31
18-528	Corso Street 2nd - Boiler Replacement 2018/19	Construction Services	£182,244.15	£20,301.97	£202,546.12
18-530	St Mary's 14th Non Sheltered Flats - Boiler Replacement 2018/19	Construction Services	£244,190.21	£26,977.12	£271,167.33
18-513	Camperdown 11th Development - Roof Replacement Phase 4	Construction Services	£247,807.29	£23,802.66	£271,609.95
P17709	Ladywell Walls Repair Phase 1	Andrew Shephard Construction Ltd	£145,232.03	£44,767.97	£190,000.00
P18604	Camperdown Play Area Parking Improvements	Kilmac Construction Ltd	£264,499.68	£80,500.32	£345,000.00

3 FINANCIAL IMPLICATIONS

3.1 The Executive Director of Corporate Services has confirmed that funding for the above projects is available as detailed on the attached sheet.

4 POLICY IMPLICATIONS

4.1 This Report has been subject to an assessment of any impacts on Equality and Diversity, Fairness and Poverty, Environment and Corporate Risk. There are no major issues.

5 CONSULTATIONS

5.1 The Council Management Team were consulted in the preparation of this report.

6 BACKGROUND PAPERS

6.1 None.

7 FURTHER INFORMATION

7.1 Detailed information relating to the above Tenders is included on the attached sheet. To ensure Best Value, the construction works in this report have been procured using the general guidance contained in the following documents approved by the Council:

- a Report: 216-2018 – Corporate Procurement Strategy 2018-2020;
- b Report: 356-2009 - Construction Procurement Policy; and
- c Standing Orders - Tender Procedures of the Council.

All tenders are checked by professionally qualified officers of the appropriate construction discipline to ensure that the recommended offers represent Best Value.

Robin Presswood
Executive Director of City Development

FW/CM/KM

8 April 2019

Dundee City Council
Dundee House
Dundee

CLIENT	NEIGHBOURHOOD SERVICES	NEIGHBOURHOOD SERVICES												
PROJECT NUMBER PROJECT PROJECT INFORMATION	18-527 Fairbairn Street – Boiler Replacement 2018/2019 The works comprise renewal of the existing gas boiler and associated work to 76 houses at 6 Arklay Street, 73 & 75 Dens Road, 2-20 (even) Fairbairn Street. None of the properties are in the demolition programme.	18-528 Corso Street 2nd – Boiler Replacement 2018/2019 The works comprise renewal of the existing gas boiler and associated work to 47 houses at 3, 5, 7, 9, 19, 21, 4-20 (even) Abbotsford Place, 22 & 24 Abbotsford Street, 15, 17 & 19 Corso Street. None of the properties are in the demolition programme.												
ESTIMATED START AND COMPLETION DATES	Start July 2019 Complete September 2019	Start October 2019 Complete November 2019												
TOTAL COST	Several Works £219,158.08 Allowances <u>£25,024.23</u> Total <u>£244,182.31</u>	Several Works £182,244.15 Allowances <u>£20,301.97</u> Total <u>£202,546.12</u>												
FUNDING SOURCE	Capital - Housing HRA, Energy Efficient (Heating Replacement)	Capital - Housing HRA, Energy Efficient (Heating Replacement)												
BUDGET PROVISION & PHASING	2018/2019 £10,763.00 2019/2020 £233,419.31	2018/2019 £8,616.00 2019/2020 £193,930.12												
ADDITIONAL FUNDING	None	None												
REVENUE IMPLICATIONS	None	None												
POLICY IMPLICATIONS	There are no major issues.	There are no major issues.												
TENDERS	Negotiated project: <table border="0"> <thead> <tr> <th><u>Contractors</u></th> <th><u>Tender</u></th> <th><u>Corrected Tender</u></th> </tr> </thead> <tbody> <tr> <td>Construction Services</td> <td></td> <td>£219,158.08</td> </tr> </tbody> </table>	<u>Contractors</u>	<u>Tender</u>	<u>Corrected Tender</u>	Construction Services		£219,158.08	Negotiated project: <table border="0"> <thead> <tr> <th><u>Contractors</u></th> <th><u>Tender</u></th> <th><u>Corrected Tender</u></th> </tr> </thead> <tbody> <tr> <td>Construction Services</td> <td></td> <td>£182,244.15</td> </tr> </tbody> </table>	<u>Contractors</u>	<u>Tender</u>	<u>Corrected Tender</u>	Construction Services		£182,244.15
<u>Contractors</u>	<u>Tender</u>	<u>Corrected Tender</u>												
Construction Services		£219,158.08												
<u>Contractors</u>	<u>Tender</u>	<u>Corrected Tender</u>												
Construction Services		£182,244.15												
RECOMMENDATION	To accept the lowest tender from	To accept the lowest tender from												
ALLOWANCES	Professional Services £19,724.23 Allowances £1,500.00 Contingencies <u>£3,800.00</u> Total <u>£25,024.23</u>	Professional Services £16,401.97 Allowances £1,500.00 Contingencies <u>£2,400.00</u> Total <u>£20,301.97</u>												
SUB-CONTRACTORS	None	None												
BACKGROUND PAPERS	None	None												

CLIENT	NEIGHBOURHOOD SERVICES	NEIGHBOURHOOD SERVICES												
PROJECT NUMBER PROJECT PROJECT INFORMATION ESTIMATED START AND COMPLETION DATES	18-530 St Marys 14th Non Sheltered Flats – Boiler Replacement 2018/2019 The works comprise renewal of the existing gas boiler and associated work to 63 houses at 1, 3, 5, 7, 9, 23, 2, 4, 20, 30, 32 & 34 St Columba Gardens, 33 & 35 St Kilda Road, 21, 23 & 25 St Mungo Terrace. None of the properties are in the demolition programme. Start August 2019 Complete September 2019	18-513 Camperdown 11th Development – Roof Replacement, Phase 4 The works comprise the renewal of concrete tile roof coverings to 5 blocks at 6, 8 & 10 Dunholm Terrace and 607 & 609 South Road. None of the properties are in the demolition programme. Start April 2019 Complete October 2019												
TOTAL COST	Several Works £244,190.21 Allowances £26,977.12 Total <u>£271,167.33</u>	Several Works £247,807.29 Allowances £23,802.66 Total <u>£271,609.95</u>												
FUNDING SOURCE BUDGET PROVISION & PHASING ADDITIONAL FUNDING	Capital - Housing HRA, Energy Efficient (Heating Replacement) 2018/2019 £13,430.00 2019/2020 £257,737.33 None	Capital - Housing HRA, Free From Serious Disrepair (Roofs) 2018/2019 £14,063.00 2019/2020 £257,546.95 None												
REVENUE IMPLICATIONS	None	None												
POLICY IMPLICATIONS	There are no major issues.	There are no major issues.												
TENDERS	Negotiated project: <table border="1"> <thead> <tr> <th><u>Contractors</u></th> <th><u>Tender</u></th> <th><u>Corrected Tender</u></th> </tr> </thead> <tbody> <tr> <td>Construction Services</td> <td></td> <td>£244,190.21</td> </tr> </tbody> </table>	<u>Contractors</u>	<u>Tender</u>	<u>Corrected Tender</u>	Construction Services		£244,190.21	Negotiated project: <table border="1"> <thead> <tr> <th><u>Contractors</u></th> <th><u>Tender</u></th> <th><u>Corrected Tender</u></th> </tr> </thead> <tbody> <tr> <td>Construction Services</td> <td></td> <td>£247,807.29</td> </tr> </tbody> </table>	<u>Contractors</u>	<u>Tender</u>	<u>Corrected Tender</u>	Construction Services		£247,807.29
<u>Contractors</u>	<u>Tender</u>	<u>Corrected Tender</u>												
Construction Services		£244,190.21												
<u>Contractors</u>	<u>Tender</u>	<u>Corrected Tender</u>												
Construction Services		£247,807.29												
RECOMMENDATION	Acceptance of offer.	Acceptance of offer.												
ALLOWANCES	Professional Services £21,977.12 Allowances £2,000.00 Contingencies <u>£3,000.00</u> Total <u>£26,977.12</u>	Professional Services £22,302.66 Contingencies <u>£1,500.00</u> Total <u>£23,802.66</u>												
SUB-CONTRACTORS	None	Dundee Plant - Scaffolding John Ross Home Solutions – TV Aerials Gowrie Contracts – Asbestos Removal												

BACKGROUND PAPERS	None	None
-------------------	------	------

CLIENT	NEIGHBOURHOOD SERVICES	NEIGHBOURHOOD SERVICES																												
PROJECT NUMBER PROJECT PROJECT INFORMATION	P17709 Ladywell Walls Repair Phase 1 The works comprise the repair of existing brick boundary walls and copes at 1-79 (odds) Ladywell Avenue, Dundee	P18604 Camperdown Play Area Parking Improvements – Tender The works comprise the replacement of whin dust parking bays with permeable block paving and construction of additional car parking bays (58 bays) and carriageway for new parking areas at Camperdown play complex car park, In addition, installing grass reinforced mesh at existing overspill car park (68 bays) at Camperdown Park, Dundee.																												
ESTIMATED START AND COMPLETION DATES	May 2019 July 2019	May 2019 July 2019																												
TOTAL COST	<table border="0"> <tr> <td>Contract</td> <td>£145,232.03</td> </tr> <tr> <td>Non Contract Allowances</td> <td>£25,767.97</td> </tr> <tr> <td>Fees</td> <td><u>£19,000.00</u></td> </tr> <tr> <td>Total</td> <td>190,000.00</td> </tr> </table>	Contract	£145,232.03	Non Contract Allowances	£25,767.97	Fees	<u>£19,000.00</u>	Total	190,000.00	<table border="0"> <tr> <td>Contract</td> <td>£264,499.68</td> </tr> <tr> <td>Non Contract Allowances</td> <td>£41,721.32</td> </tr> <tr> <td>Fees</td> <td><u>£38,779.00</u></td> </tr> <tr> <td>Total</td> <td>£345,000.00</td> </tr> </table>	Contract	£264,499.68	Non Contract Allowances	£41,721.32	Fees	<u>£38,779.00</u>	Total	£345,000.00												
Contract	£145,232.03																													
Non Contract Allowances	£25,767.97																													
Fees	<u>£19,000.00</u>																													
Total	190,000.00																													
Contract	£264,499.68																													
Non Contract Allowances	£41,721.32																													
Fees	<u>£38,779.00</u>																													
Total	£345,000.00																													
FUNDING SOURCE	Revenue - Housing (HRA) Budget –Planned Maintenance (Environmental Improvements)	Capital – Health, Care & Well Being – Parks and Open Spaces 2019/2020																												
BUDGET PROVISION & PHASING	2019/20 - £190,000.00	2019/20 - £345,000.00																												
ADDITIONAL FUNDING	None	None																												
REVENUE IMPLICATIONS	None	None																												
POLICY IMPLICATIONS	To adopt sustainable practices in construction	To adopt sustainable practices in construction																												
TENDERS	<p>Tenders were invited from six contractors via Civil Engineering framework that fully utilises best value practice:-</p> <table border="0"> <thead> <tr> <th><u>Contractors</u></th> <th><u>Tender</u></th> </tr> </thead> <tbody> <tr> <td>Andrew Shephard Construction Ltd</td> <td>£145,232.03</td> </tr> <tr> <td>Anderson Specialist Contracting* Ltd</td> <td>No Return</td> </tr> <tr> <td>Castle Group Scotland Ltd</td> <td>No Return</td> </tr> <tr> <td>Concrete Repairs Ltd</td> <td>No Return</td> </tr> <tr> <td>John Graham Construction Ltd</td> <td>No Return</td> </tr> <tr> <td>Construction Services</td> <td>No Return</td> </tr> </tbody> </table>	<u>Contractors</u>	<u>Tender</u>	Andrew Shephard Construction Ltd	£145,232.03	Anderson Specialist Contracting* Ltd	No Return	Castle Group Scotland Ltd	No Return	Concrete Repairs Ltd	No Return	John Graham Construction Ltd	No Return	Construction Services	No Return	<p>Tenders were invited from six contractors via Civil Engineering framework that fully utilises best value practice:-</p> <table border="0"> <thead> <tr> <th><u>Tenderers</u></th> <th><u>Tender</u></th> </tr> </thead> <tbody> <tr> <td>Kilmac Construction Ltd</td> <td>£264,499.68</td> </tr> <tr> <td>T N Gilmartin (Contractors) Ltd</td> <td>£282,164.00</td> </tr> <tr> <td>Mackenzie Construction Ltd</td> <td>No Return</td> </tr> <tr> <td>George Leslie Ltd</td> <td>No Return</td> </tr> <tr> <td>I & H Brown Ltd</td> <td>No Return</td> </tr> <tr> <td>Construction Services</td> <td>No Return</td> </tr> </tbody> </table>	<u>Tenderers</u>	<u>Tender</u>	Kilmac Construction Ltd	£264,499.68	T N Gilmartin (Contractors) Ltd	£282,164.00	Mackenzie Construction Ltd	No Return	George Leslie Ltd	No Return	I & H Brown Ltd	No Return	Construction Services	No Return
<u>Contractors</u>	<u>Tender</u>																													
Andrew Shephard Construction Ltd	£145,232.03																													
Anderson Specialist Contracting* Ltd	No Return																													
Castle Group Scotland Ltd	No Return																													
Concrete Repairs Ltd	No Return																													
John Graham Construction Ltd	No Return																													
Construction Services	No Return																													
<u>Tenderers</u>	<u>Tender</u>																													
Kilmac Construction Ltd	£264,499.68																													
T N Gilmartin (Contractors) Ltd	£282,164.00																													
Mackenzie Construction Ltd	No Return																													
George Leslie Ltd	No Return																													
I & H Brown Ltd	No Return																													
Construction Services	No Return																													
RECOMMENDATION	To accept the lowest tender from Andrew Shephard Construction Ltd	To accept the lowest tender from Kilmac Construction Ltd																												
ALLOWANCES	<table border="0"> <tr> <td>Contingencies</td> <td>£25,767.97</td> </tr> <tr> <td>Professional Fees</td> <td>£17,500.00</td> </tr> <tr> <td>CDM Principal Designer</td> <td><u>£1,500.00</u></td> </tr> <tr> <td>Total</td> <td>£44,767.97</td> </tr> </table>	Contingencies	£25,767.97	Professional Fees	£17,500.00	CDM Principal Designer	<u>£1,500.00</u>	Total	£44,767.97	<table border="0"> <tr> <td>Contingencies</td> <td>£41,721.32</td> </tr> <tr> <td>Professional Fees</td> <td>£36,279.00</td> </tr> <tr> <td>CDM Principal Designer</td> <td><u>£2,500.00</u></td> </tr> <tr> <td>Total</td> <td>£80,500.32</td> </tr> </table>	Contingencies	£41,721.32	Professional Fees	£36,279.00	CDM Principal Designer	<u>£2,500.00</u>	Total	£80,500.32												
Contingencies	£25,767.97																													
Professional Fees	£17,500.00																													
CDM Principal Designer	<u>£1,500.00</u>																													
Total	£44,767.97																													
Contingencies	£41,721.32																													
Professional Fees	£36,279.00																													
CDM Principal Designer	<u>£2,500.00</u>																													
Total	£80,500.32																													
SUB-CONTRACTORS	None	None																												

BACKGROUND PAPERS	None	None
-------------------	------	------