

REPORT TO: Housing, Dundee Contract Services and Environment Services Committee
DATE: 24 August 2009
REPORT ON: Shower Installation Programme - Individual Houses
Extension of Several Existing Contracts
REPORT BY: City Architectural Services Officer
REPORT NO: 422-2009

1.0 PURPOSE OF REPORT

1.1 To obtain approval to deal with the demand for showers in individual houses by extending several existing contracts and including some of the houses in contracts about to come on stream.

2.0 RECOMMENDATIONS

2.1 That approval be given for extending the existing contracts and incurring estimated additional expenditure of approximately £221,173, all as detailed in the appendix to this report.

3.0 FINANCIAL IMPLICATIONS

3.1 The Head of Finance has stated that the additional expenditure can be funded from the allowance for the Individual Shower Programme within the Housing Department's Capital Plan 2009/2010.

4.0 POLICY IMPLICATIONS

4.1 The report has been screened for any policy implications in respect of Sustainability, Strategic Environmental Assessment, Anti-Poverty, Equality Impact Assessment and Risk Management.

4.2 There are no major issues.

5.0 ESTIMATED ADDITIONAL EXPENDITURE

5.1 Reference is made to Article IV of the minute of meeting of the Housing, Dundee Contract Services and Environment Services Committee held on 25 June 2007 when report No 366-2007 was approved. The report authorised making a shower installation option available to tenants.

5.2 Since the date of the report a shower option has been offered to tenants where the houses were having the bathrooms replaced or upgraded under the Scottish Housing Quality Standards programme. However there have also been a number of applications for showers from tenants in houses which have not had the bathrooms upgraded. The level of demand is significant and it is proposed to deliver this by extending several of the existing refurbishment contracts which are currently on site and by including some of these individual houses in future projects about to come on stream. The individual houses will be allocated to a project in the geographical vicinity where it is practical.

5.3 By using these methods of delivery we can utilise the advantages of economies of scale as the contractors can build these houses into their programmes and also use their existing site set-up for this additional work.

5.4 The additional cost allocated to existing contracts is estimated to be around £221,173 including allowances, and details of the particular contracts are shown on the appendix.

6.0 CONSULTATIONS

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

7.0 BACKGROUND PAPERS

7.1 Reference is made to Article IV of the minute of meeting of the Housing, Dundee Contract Services and Environment Services Committee held on 25 June 2007 when report No 366-2007 was approved. The report authorised making a shower installation option available to tenants.

Rob Pedersen

City Architectural Services Officer

10 August, 2009

Q2/reports

SHOWER INSTALLATION PROGRAMME - INDIVIDUAL HOUSES

EXTENSION OF SEVERAL EXISTING CONTRACTS

APPENDIX - COST IMPLICATIONS

Proj Nr	Project	Contractor	Estimated Additional Cost	Original Project Cost
SHOWERS BEING ADDED TO CONTRACTS CURRENTLY ON SITE				
08-1098	Graham Street	Dundee Contract Services	£50,544	£808,983
08-1100	Menzieshill 7th Development	McGill Electrical Ltd., Dundee	£29,160	£854,021
08-1143	Camperdown 10th Development	Sidey Ltd., Perth	£7,020	£566,143
08-562	Stirling Park 1st & -3rd Developments	Dundee Contract Services	£17,766	£131,208
08-568	St Mary's 9th Development	Andrew Shepherd Construction Ltd., Forfar	£15,660	£118,412
07-1120	Douglas & Angus 8th Development	Dundee Contract Services	£51,008	£1,570,921
08-563	Hospital Park Development	Dundee Contract Services	£50,015	£373,563
		Estimated Total Additional Cost	£221,173	