

REPORT TO: RECESS SUB-COMMITTEE - 19 JULY 2004
REPORT ON: 1-36 & 133-168 ABERLADY CRESCENT - ASBESTOS REMOVAL
REPORT BY: CITY ENGINEER
REPORT NO: 493-2004

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 tender submitted by the undernoted contractor and (2) the undernoted total amount, including allowances, for the project.

Project Reference	Project Description	Contractor	Tender Amount	Total Amount	Finance Available
P03524/000	1-36 & 133-168 Aberlady Crescent - Asbestos Removal	Dundee Plant Co Ltd	£299,009.00	£299,009.00	£299,009.00

3 FINANCIAL IMPLICATION

3.1 The Depute Chief Executive (Finance) has confirmed that funding for the above project is available as detailed on the attached sheet.

4 CONSULTATIONS

4.1 The Chief Executive, Depute Chief Executive (Support Services), Depute Chief Executive (Finance) and Assistant Chief Executive (Community Planning) have been consulted and are in agreement with the contents of this report.

5 BACKGROUND PAPERS

5.1 Costs for demolition of the buildings were previously reported to the 18 August 2003 Housing Committee under Report No 469-2003.

5.2 It was subsequently found that all ceilings in the flats have been coated with Artex which contains asbestos. Various options have been looked at for dealing with this problem. However, following protracted consultation with the Health and Safety Executive and the Scottish Environmental Protection Agency, and also a detailed analysis of the costs involved, the best solution is to remove the Artex in accordance with current regulations. The buildings can then be demolished in the usual manner as planned.

5.3 The demolition contractor, Dundee Plant Co Ltd appointed under the original remit, obtained three competitive quotes for removing the asbestos. The cheapest quote was for £274,591 from Trojan Contracting Limited as sub-contractor.

5.4 Since the buildings became vacant they have been the subject of continued vandalism. The Local Area Housing office have been in on a daily basis to replace steel window and door shutters. Parts of the buildings have been set on fire and water pipes have been burst while intruders have been stealing the copper piping and sink units.

5.5 In view of the ongoing safety concerns the Director of Housing has requested that the buildings have the asbestos removed and are subsequently demolished as soon as possible.

5.6 Again in view of the ongoing situation it is recommended that the security arrangements in place for the planned demolition be extended to cover the period of the asbestos removal.

5.7 The total additional expenditure is as follows:-

Asbestos Removal in accordance with Health and Safety Legislation	£274,591
On site security outwith all working hours	<u>£24,418</u>
	£299,009

Mike Galloway
Director of Planning & Transportation

Ken Laing
City Engineer

KL/IG/EH

15 July 2004

Dundee City Council
Tayside House
Dundee

RECESS SUB-COMMITTEE - 19 JULY 2004

CLIENT	HOUSING	
PROJECT NUMBER PROJECT	P03524/000 1-36 & 133-165 Aberlady Crescent - Asbestos Removal	
TOTAL COST	Asbestos Removal Security Total	£274,591.00 <u>£24,418.00</u> £299,009.00
FUNDING RESOURCE BUDGET PROVISION & PHASING ADDITIONAL FUNDING	HRA Repairs and Renewal Fund 2004/05	£299,009.00
REVENUE IMPLICATIONS	None	
LOCAL AGENDA 21 IMPLICATIONS	Hazardous material will be removed prior to demolition of unwanted vacant and derelict buildings.	
TENDERS	Offer received from Dundee Plant as an extension to their existing demolition contract £299,009.00	
RECOMMENDATION	Accept offer from Dundee Plant	
ALLOWANCES	Security - £24,418.00	
SUB-CONTRACTORS	Trojan Contracting Limited - Asbestos Removal	
BACKGROUND PAPERS	Committee Report 469-2003.	