



City Chambers
DUNDEE
DD1 3BY

27th August, 2025

Dear Colleague

I refer to the agendas of business issued in relation to the MEETINGS of the **CHILDREN, FAMILIES AND COMMUNITIES, NEIGHBOURHOOD REGENERATION, HOUSING AND ESTATE MANAGEMENT AND CITY GOVERNANCE COMMITTEES** to be held on Monday, 1st September, 2025 and would advise you that these meetings will be held remotely.

Members of the press and public wishing to observe the proceedings can do so via the Council's YouTube channel by following this link www.dundee.gov.uk/live.

Should you require any further information please contact Committee Services on tel 01382 434228 or by email at committee.services@dundee.gov.uk.

Yours faithfully

GREGORY COLGAN

Chief Executive



City Chambers
DUNDEE
DD1 3BY

22nd August, 2025

Dear Colleague

You are requested to attend a MEETING of the **NEIGHBOURHOOD REGENERATION, HOUSING AND ESTATE MANAGEMENT COMMITTEE** to be held in the Council Chamber, City Chambers, City Square, Dundee on Monday, 1st September, 2025, to follow the meeting of the Children, Families and Communities Committee called for 5.00pm.

The meeting will be livestreamed to YouTube. Members of the Press or Public wishing to join the meeting as observers should follow this link www.dundee.gov.uk/live or alternatively they may attend in person.

Should you require any further information please contact Committee Services on telephone (01382) 434228 or by email at committee.services@dundee.gov.uk.

Yours faithfully

GREGORY COLGAN

Chief Executive

AGENDA OF BUSINESS

1 DECLARATION OF INTEREST

Members are reminded that, in terms of The Councillors Code, it is their responsibility to make decisions about whether to declare an interest in any item on this agenda and whether to take part in any discussions or voting.

This will include all interests, whether or not entered on your Register of Interests, which would reasonably be regarded as so significant that they are likely to prejudice your discussion or decision making.

2 TENDER RESPONSE FOR THE PROCUREMENT OF SUPPLY & DELIVERY OF CONSTRUCTION MATERIALS - Page 1

(Report No 236-2025 by the Executive Director of Neighbourhood Services, copy attached).

3 TENDER RECEIVED BY HEAD OF HOUSING, CONSTRUCTION & COMMUNITIES SERVICES - Page 5

(Report No 233-2025 by the Executive Director of Neighbourhood Services, copy attached).

4 TENDERS RECEIVED BY CITY DEVELOPMENT FOR LINLATHEN PHASE 1 - PROPOSED ENERGY EFFICIENCY MEASURES - Page 9

(Report No 223 by the Executive Director of City Development and Executive Director of Neighbourhood Services, copy attached).

5 TENDERS RECEIVED BY HEAD OF DESIGN AND PROPERTY - Page 17

(Report No 238-2025 by the Executive Director of City Development, copy attached).

**REPORT TO: NEIGHBOURHOOD REGENERATION, HOUSING AND ESTATE
MANAGEMENT COMMITTEE- 1 SEPTEMBER 2025**

**REPORT ON: TENDER RESPONSE FOR THE PROCUREMENT OF SUPPLY AND
DELIVERY OF CONSTRUCTION MATERIALS**

REPORT BY: EXECUTIVE DIRECTOR OF NEIGHBOURHOOD SERVICES

REPORT NO: 236-2025

1 PURPOSE OF REPORT

- 1.1 This report details the tender received and seeks approval on acceptance thereof.

2 RECOMMENDATION

- 2.1 It is recommended that the Committee approve the acceptance of the tender submitted by the undernoted contractor as set out in the report, with the total amount detailed in Appendix 1 following approval of the Sourcing Strategy, Article II of the minute of meeting of the Neighbourhood Regeneration, Housing and Estate Management Committee of 20 January 2025, Report 13-2025.

3 SUMMARY OF PROJECTS TENDERED

Project Reference and Description	Contractor
DCC/CS/205/24 Supply and Delivery of Construction Materials, Building and Timber Materials, Plumbing and Heating, Trade Materials and Power Tools	Various -See Appendix 1

4 FINANCIAL IMPLICATIONS

- 4.1 The Executive Director of Corporate Services has confirmed that funding for the above supply and delivery of construction materials is available within the Construction Services Revenue Budget, these costs are then recharged to client services budget as part of the established arrangements for repairs partnerships. See Appendix 1.

5 POLICY IMPLICATIONS

- 5.1 This report has been subject to the Pre-IIA Screening Tool and does not make any recommendations for change to strategy, policy, procedures, services or funding and so has not been subject to an Integrated Impact Assessment. An appropriate Senior Manager has reviewed and agreed with this assessment

6 CONSULTATIONS

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

7 BACKGROUND PAPERS

- 7.1 None.

Tony Boyle
Executive Director of Neighbourhood Services

Louise Butchart
Head of Housing, Construction & Communities Services

31 July 2025

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APPENDIX 1

PROJECT	Supply and Delivery of Construction Materials		
PROJECT NUMBER	DCC/CS/205/24		
PROJECT INFORMATION	<p>The supply and delivery of a selection of core and non-core construction materials from the Scotland Excel Construction Materials Framework Ref:1422 for the Supply and Delivery of Construction Materials</p> <p>Lot 1- Electrical Materials 1.1- General Electrical Materials 1.2- Cables and Wiring</p> <p>Lot 2- Building and Timber Materials 2.1- General Timber Materials 2.3- Kitchen Units and Worktops 2.4- Building and Roofing Materials</p> <p>Lot 3- Plumbing and Heating Materials 3.1- General Plumbing and Heating Materials 3.2 – Sanitary Ware, Accessories and Adaptations</p> <p>Lot 4- Trade Materials and Power Tools 4.2- Ironmongery, Fixings, Adhesives, Sealants and Silicones 4.3- Paint and Paint Sundries</p>		
ESTIMATED START AND COMPLETION DATES	01 October 2025 to 30 September 2027 (with option of 2 further 1 year extensions to 30 September 2029)		
TOTAL COST	£1.7m per annum, with a value of £3.4m for the initial 2 year contract.		
FUNDING SOURCE	Construction Services Revenue Budget and these costs are then recharged to client services budget as part of the established arrangements for repairs partnerships.		
BUDGET PROVISION & PHASING	£1.7m per annum, with a value of £3.4m for the initial 2 year contract phased over 2025/26, 2026/27.		
ADDITIONAL FUNDING	None.		
REVENUE IMPLICATIONS	None.		
POLICY IMPLICATIONS	There are no major issues.		
TENDERS	Lot	Supplier	Estimated Annual Value
	1.1	Rexel	£290,805.23
	1.2	Rexel	£9,559.69
	2.1	MGM Timber	£124,873.00
	2.3	JTC	£80,541.09
	2.4	Scotia	£63,470.58
	3.1	Wolseley	£711,966.65
	3.2	UK Plumbing Solutions	£183,497.62
	4.2	Stark	£154,656.58
	4.3	Crown Paints	£81,091.13
RECOMMENDATION	To approve the tender from the suppliers above		
SUB-CONTRACTORS	None		
BACKGROUND PAPERS	None		

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ITEM No ...3.....

REPORT TO: NEIGHBOURHOOD REGENERATION, HOUSING AND ESTATE
MANAGEMENT COMMITTEE– 1 SEPTEMBER 2025

REPORT ON: NON-CYCLICAL ROOF REPLACEMENTS 2025/26

REPORT BY: EXECUTIVE DIRECTOR OF NEIGHBOURHOOD SERVICES

REPORT NO: 233-2025

1 PURPOSE OF REPORT

- 1.1 This report details the increase in budget provision that is required for non-cyclical roof replacements and seeks approval of the tender received from Construction Services to undertake this workstream.

2 RECOMMENDATION

- 2.1 It is recommended that the Committee approves the increase of the budget provision and the tender received by the undernoted contractor to undertake non-cyclical roof replacements within 2025/26.

3 SUMMARY OF PROJECTS TENDERED

- 3.1 The budget for non-cyclical replacement roofs was originally set at £650,000 within the HRA Capital Plan 2025 - 2030. Upon further inspections and repair reports, it has become evident that there is a significant increase in the number of roofs requiring replacement out with the cyclical programme. This escalation is largely due to unexpected findings from inspections, reports of repairs i.e. water ingress, and the impacts of severe weather conditions. These factors have led to a higher frequency of roof replacements outside the standard cyclical programme.
- 3.2 The tender has been received by the Housing Service in relation to the project detailed below.

Project Reference and Description	Contractor
23-500 Non-cyclical Roofs 2025/26 - Roof Replacements	Construction Services

4 FINANCIAL IMPLICATIONS

- 4.1 The Executive Director of Corporate Services has confirmed these costs can be met from the approved Capital Plan 2025-26. The additional costs of £1.0m will be funded in years 2025/26 from the Building Resilient and Empowered Communities- Housing HRA Element line of the Free from Serious Disrepair section of the approved plan.

There are no further revenue cost implications associated with this expenditure.

5 POLICY IMPLICATIONS

- 5.1 This report has been subject to the Pre-IIA Screening Tool and does not make any recommendations for change to strategy, policy, procedures, services or funding and so has not been subject to an Integrated Impact Assessment. An appropriate Senior Manager has reviewed and agreed with this assessment.

6 CONSULTATIONS

6.1 The Council Leadership Team were consulted in the preparation of this report.

7 BACKGROUND PAPERS

7.1 None.

Tony Boyle
Executive Director of Neighbourhood Services

Louise Butchart
**Head of Housing, Construction & Communities
Services**

29 July 2025

APPENDIX 1

PROJECT	Non-cyclical Roofs 2025/26 - Roof Replacements	
PROJECT NUMBER	23-500	
PROJECT INFORMATION	This project involves the replacement of roofs to Housing properties. The final extent of work is known following an architectural survey of each property and stripping of the roof finish. The individual addresses are identified throughout the contract as they arise. The purpose of increasing the budget for the 2025/26 financial year is to address additional roof replacement needs that fall outside the scope of the standard cyclical programme.	
ESTIMATED START AND COMPLETION DATES	September 2025 March 2026	
TOTAL COST	Contract	£1,545,000 (increase from £465,000)
	Non-Contract Allowances	£30,000 (increase from £10,000)
	Fees	£75,000 (increase from £25,000)
	Total	<u>£1,650,000 (increase from £650,000)</u>
FUNDING SOURCE	Capital Plan 2025-30 – Building Resilient and Empowered Communities- Housing HRA Element – Free from Serious Disrepair	
BUDGET PROVISION & PHASING	2025/26	£1,650,000 (increased from £650,000)
ADDITIONAL FUNDING	None	
REVENUE IMPLICATIONS	None	
POLICY IMPLICATIONS	None	
TENDERS	Negotiated project	
	Contractor	Tender Amount
	Construction Services	£1,545,000
RECOMMENDATION	To approve the tender from Construction Services.	
SUB-CONTRACTORS	TBC	
BACKGROUND PAPERS	None.	

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ITEM No ...4.....

REPORT TO: NEIGHBOURHOOD REGENERATION, HOUSING AND ESTATE MANAGEMENT COMMITTEE – 1 SEPTEMBER 2025

REPORT ON: TENDERS RECEIVED FOR LINLATHEN PHASE 1 - PROPOSED ENERGY EFFICIENCY MEASURES

REPORT BY: EXECUTIVE DIRECTOR OF CITY DEVELOPMENT AND EXECUTIVE DIRECTOR OF NEIGHBOURHOOD SERVICES

REPORT NO: 223-2025

1 PURPOSE OF REPORT

- 1.1 This report details tenders received following Sourcing Strategy Report 128-2024 approved at the Neighbourhood Regeneration, Housing and Estate Management Committee on 13 May 2024 (Article III refers) and seeks approval on acceptance thereof.

2 RECOMMENDATION

- 2.1 It is recommended that Committee approve the acceptance of the tenders submitted by the undernoted contractor as set out in the report, with the total amount, including allowances detailed in Appendix 1.

3 SUMMARY OF PROJECTS TENDERED

- 3.1 Tenders have been received by the City Development Department in relation to the projects detailed below.

Architects Projects - Reference and Description	Contractor
23-524 – Linlathen Phase 1 – Proposed Energy Efficiency Measures	A C Whyte & Co Ltd

4 FINANCIAL IMPLICATIONS

- 4.1 The Executive Director of Corporate Services has confirmed these costs can be met from the approved Capital Plan 2025-2030. The costs of £9,852,523.32 will be funded in years 2025/2026 and 2026/2027 from the Tackling Climate Change – HRA Energy Efficiency section of the approved plan.
- 4.2 Any ongoing revenue costs associated to servicing and maintenance will require to be funded from within the Housing Revenue Account.
- 4.3 A grant application has been made to the Social Housing Net Zero Heat Fund for £4,025,000. The grant application has been unsuccessful. Dundee City Council has requested that the Council's grant application be reconsidered.

5 BACKGROUND

- 5.1 Scottish Government introduced the Scottish Housing Quality Standard (SHQS) in 2004 at which point Dundee City Council properties were deemed to be compliant.
- 5.2 In 2014, prior to the SHQS compliance deadline of 2015, the Energy Efficiency Standard for Social Housing (EESH) was introduced. EESH builds upon the SHQS, focusing specifically on improving energy efficiency in social housing.
- 5.3 At this time, it was identified that the properties which have an Energy Performance Certificate (EPC) rating of D and E would not meet the requirements of EESH. As the properties within

Linlathen were also identified as hard to treat (Solid Cedar) it was acknowledged that a typical market solution of adhered External Wall Insulation (EWI) may not be suitable

- 5.4 Prior to the EESSH statutory compliance deadline of December 2020 the City Engineers were appointed by the Housing Service to develop a report to determine risks around the use of the typical market solution of adhered EWI and its suitability for this specific property type. This confirmed in February 2020 that there was a lack of affordable and viable solutions to improve built performance of the 304 Linlathen social rented properties built of solid cedar construction.
- 5.5 As no solution was readily available, and the properties would fail to meet both SHQS and EESSH at the statutory deadline, a dispensation was agreed and the properties were marked as in abeyance at the Charter return up to 2023-2024.
- 5.6 Over the course of 2020 the City Engineers carried out investigations into viable solutions and prior involvement with Structural EWI on Orlit properties (Dryburgh), which led to consideration of this approach to the Solid Cedar properties. Significant engagement between City Engineer and Strutherm (system supplier) along with further intrusive investigation, site testing and detailed computational analysis demonstrated that the Strutherm Structural EWI system could be satisfactorily attached and supported by the Solid Cedar external fabric mitigating the issues raised in the initial reporting.
- 5.7 Strutherm's computational analysis and testing was undertaken in conjunction with Loughborough University to ensure that wind and gravity load paths were compatible with the Solid Cedar properties. On receipt of the Loughborough/Strutherm reporting, this was design reviewed by City Engineer as accepted in December 2020.
- 5.8 Report 227-2020, External Wall Insulation – Home Energy Efficiency Programme for Scotland 2020/2021 Programme was reported to the Neighbourhood Services Committee on the 28 September 2020 (Article IV refers) which sought approval for the external wall insulation programme for Linlathen Phase 1. Although this was agreed, installation was delayed by Covid-19 restrictions and new PAS 2035 requirements. After restrictions eased, an updated tender was reported to the Neighbourhood Regeneration, Housing and Estate Management Committee on 4 September 2023 (Report 238-2023 Article III refers). The original installers subsequently left the market, requiring Dundee City Council to revisit the programme, design, and procurement process, resulting in further delays for the Linlathen retrofit programme.
- 5.9 A best value exercise was undertaken, and it was agreed by the Housing Service to revisit the sourcing strategy and develop an alternate route to market utilising a mini tender option.
- 5.10 Sourcing Strategy Report 128-2024 was approved on 13 May 2024 which detailed the introduction of multi elements including EWI, under floor and attic insulation, window and door upgrades, installation of PV/battery and roof replacement to progress to market utilising Scotland Excel Framework for Energy Efficiency Contractors.
- 5.11 Post approval of the sourcing strategy 128-2024 technical proposals were developed prior to a mini competition exercise being carried out via the Scotland Excel Energy efficiency Framework. The responses received were reviewed for both cost and quality prior to the preparation of the tender recommendation as attached at Appendix 1.
- 5.12 An analysis was then undertaken to demonstrate that the preferred bidder, in addition to providing best value financially, performed well in relation to key project deliverable objectives (Fuel Poverty, Environment, Health, Community & Carbon Footprint). This was compared to other available options detailed below:
 - a Option 1- do nothing;
 - b Option 2 - demolish the existing building stock and build new energy efficient housing; or

- c Option 3 - consider multiple Retrofit options to improve energy efficiency to current standards which included the following options.

Option 3a	External Wall insulation and associated works
Option 3b	Plus Window and Door Replacements
Option 3c	Fabric First - plus floor Insulation, underfloor ventilation and attic insulation
Option 3d	Plus Solar PV and Battery Storage (excluding flats)

- 5.13 The linlathen properties were originally erected in the 1930s in response to the housing crisis pre second world war. Whilst some degree of intervention has been undertaken to replace elements of the buildings with shorter life cycles such as windows and doors, there has been no major intervention and upgrading of the building fabric in the 90 plus years these have served as social housing.

As the works proposed in option 3 constitute a major intervention that greatly improves the lifespan and energy performance of the properties, consideration has been given to the energy improvements in relation to the overall cost and how this relates to best value delivery for the occupants and the Housing Revenue Account.

Option	Cost (Unit Average)	Performance Improvement	EPC increase	Value ⁴	Life Cycle ⁵
1 Do Nothing	£52,000.00	none	3 ³	£17,334	unchanged
2 Demolish and Rebuild	£345,000> £410,000 ¹	Dor E ² to A or B	35	£9,500> £11,500 ¹	50+years
3 Retrofit the existing housing stock	£82,000.00	Dor E ² to B	30	£2,734	50+years
¹ range dependant on ground conditions ² Current unit EPC performance ³ upgrade to triple glazing in general cycle ⁴ per point of EPC improvement ⁵ dependant on ongoing maintenance and life cycle replacement of elements beyond benchmarking					

- 5.14 Taking into consideration all of the foregoing, including the risk factors associated with the property types, the potentially transformative impact the project could have on vulnerable tenants, the life cycle extension of the existing properties and the alignment of the project with national, local and strategic objectives. It was recommended that Option 3d (Fabric First measures plus Solar PV and battery) be approved to proceed.

6 POVERTY AND HOUSING INEQUALITY IN LINLATHEN

- 6.1 Linlathen is recognised as one of Dundee's most deprived communities, with residents experiencing persistent poverty, inequality, and associated challenges. These include limited access to quality housing, rising living costs, and disproportionately high levels of fuel poverty. According to the Scottish Index of Multiple Deprivation (SIMD) 2020 Version 2, several data zones within Linlathen fall within the 5% most deprived areas in Scotland, with others ranked within the 10–20% most deprived nationally. This places Linlathen among the areas facing the most acute socio-economic challenges in Dundee.

- 6.2 Engagement undertaken through the Dundee Fairness Leadership Panel and the Linlathen Pathfinder initiative has provided valuable insight into the lived experiences of residents. These programmes have facilitated direct dialogue with the community, enabling officers to better understand the barriers faced by local people and to identify priority areas for intervention.
- 6.3 A key theme emerging from this engagement is the condition of the existing housing stock in Linlathen. Many properties are no longer fit for purpose, with poor insulation and inefficient heating systems contributing to elevated levels of fuel poverty. National estimates suggest that over 25% of households in deprived areas of Dundee experience fuel poverty, with Linlathen likely exceeding this average due to the age and condition of its housing. This has a direct impact on residents' health and wellbeing, particularly during colder months.
- 6.4 While Linlathen faces significant socio-economic challenges, it is important to acknowledge the strong sense of community and resilience that exists within the area. Residents consistently demonstrate a commitment to supporting one another and improving their neighbourhood, as evidenced through their active participation in local initiatives such as the Linlathen Pathfinder and Fairness Leadership engagement. From a housing perspective, demand for accommodation in Linlathen remains high, reflecting both the community ties and the affordability of the area. The table below demonstrates this demand as of July 2025, in respect of applicants on the housing list looking to move to the Linlathen area. This ongoing demand highlights the importance of maintaining and investing in the existing housing stock to ensure it remains safe, energy-efficient, and suitable for current and future residents.

Demand For Linlathen

	Cottage	Flat
1 bed	1,037	1,027
2 bed	409	317
3 bed	406	228
4 bed	184	N/A
5 bed	42	N/A

- 6.5 The findings from the Fairness Leadership and Pathfinder work provide a strong evidence base to inform strategic planning and investment decisions. These insights have been factored into the development of this housing improvement programme.

7 POLICY IMPLICATIONS

- 7.1 This report has been subject to the Pre-IIA Screening Tool and does not make any recommendations for change to strategy, policy, procedures, services or funding and so has not been subject to an Integrated Impact Assessment. An appropriate Senior Manager has reviewed and agreed with this assessment.

8 CONSULTATIONS

- 8.1 The Council Leadership Team have been consulted in the preparation of this report.

9 BACKGROUND PAPERS

9.1 None.

Robin Presswood
Executive Director of City Development

Tony Boyle
Executive Director of Neighbourhood Services

Dundee City Council
Dundee House
Dundee

RP/TB/AW/LB/KM

14 August 2025

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APPENDIX 1

PROJECT	Linlathen Phase 1 – Proposed Energy Efficiency Measures				
PROJECT NUMBER	23-524				
PROJECT INFORMATION	The works comprise various energy efficiency measures to improve the condition of the existing 121 Nr properties within Phase 1, comprising new external wall insulation and associated works, replacement windows and doors, roof insulation and flat roof replacement. Other works include floor insulation, ventilation works, roof tile replacement works and PV panel installation with battery storage.				
ESTIMATED START AND COMPLETION DATES	October 2025 July 2026				
TOTAL COST	Contract				£8,520,523.32
	Non contract allowances				£650,000.00
	Fees				<u>£682,000.00</u>
	Total				<u>£9,852,523.32</u>
FUNDING SOURCE	Tackle Climate Change - Housing HRA Element Energy Efficiency of the Capital Plan 2025 - 2030				
BUDGET PROVISION & PHASING	2025/2026				£8,500,913.62
	2026/2027				£1,351,609.70
ADDITIONAL FUNDING	Pending review of the application to SHNZF				
REVENUE IMPLICATIONS	None.				
POLICY IMPLICATIONS	There are no major issues.				
TENDERS	5Nr Tenders were received, 1Nr being non-compliant.				
	Contractor	Submitted Tender	Corrected Tender	Quality Ranking	Cost/Quality Ranking
	AC Whyte	£8,514,879.57	£8,520,523.32	1	1
	MP Group	£10,031,722.21	£9,053,950.44	3	2
	IRS (Scotland) Ltd	£10,264,663.54	-	2	3
	Procast	£10,487,248.25	-	4	4
RECOMMENDATION	To accept the tender with highest score for cost and quality from AC Whyte & Co Ltd				
SUB-CONTRACTORS	Electrical, Ventilation and Solar PV – MTC Electrical, Kilmarnock Scaffolding – IAS Scaffolding, Dundee Window & Door Replacements – Walker Profiles Ltd, Motherwell Loft Insulation – FibreGlo Insulations Ltd, Cumbernauld Floor Insulation – Q-Bot Limited, Cheltenham				
BACKGROUND PAPERS	None.				

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REPORT TO: NEIGHBOURHOOD REGENERATION, HOUSING AND ESTATE
MANAGEMENT – 1 SEPTEMBER 2025

REPORT ON: TENDERS RECEIVED BY HEAD OF DESIGN AND PROPERTY

REPORT BY: EXECUTIVE DIRECTOR OF CITY DEVELOPMENT

REPORT NO: 238-2025

1 PURPOSE OF REPORT

- 1.1 This report details tenders received and seeks approval on acceptance thereof.

2 RECOMMENDATION

- 2.1 It is recommended that Committee approve the acceptance of the tenders submitted by the undernoted contractors as set out in the report, with the total amount, including allowances detailed in Appendix 1.

3 SUMMARY OF PROJECTS TENDERED

- 3.1 Tenders have been received by the Design and Property Division in relation to the projects detailed below.

Engineers Projects - Reference and Description	Contractor
P221003 Abbotsford Place Steps Replacement	Tayside Contracts

4 FINANCIAL IMPLICATIONS

- 4.1 The Executive Director of Corporate Services has confirmed that funding for the above projects is available as detailed on the attached sheet.
- 4.2 Where the Council utilise a national or local framework to procure construction and engineering works, all tenderers that have been assigned to the relevant framework have previously been assessed on a qualitative and cost basis, ensuring a highly competitive benchmark is set for the framework supply chain.

5 POLICY IMPLICATIONS

- 5.1 This report has been subject to the Pre-IIA Screening Tool and does not make any recommendations for change to strategy, policy, procedures, services or funding and so has not been subject to an Integrated Impact Assessment. An appropriate Senior Manager has reviewed and agreed with this assessment.

6 CONSULTATIONS

- 6.1 The Council Leadership Team were consulted in the preparation of this report.

7 BACKGROUND PAPERS

7.1 None.

Neil Martin
Head of Design and Property

Robin Presswood
Executive Director of City Development

NM/SM/KM

19 August 2025

Dundee City Council
Dundee House
Dundee

APPENDIX 1

PROJECT	Abbotsford Place Steps Replacement		
PROJECT NUMBER	P221003		
PROJECT INFORMATION	The work comprises the replacement of existing 9 set of steps with precast concrete steps with galvanised handrails and resurfacing exiting block entrance footpaths at 3, 5,7,9,13,15,17,19 and 21 Abbotsford Place, Dundee.		
ESTIMATED START AND COMPLETION DATES	November 2025 April 2026		
TOTAL COST	Contract	£175,769.97	
	Non contract allowances	£10,730.03	
	Fees	£21,500.00	
	Total	£208,000.00	
FUNDING SOURCE	Capital Plan 2025-2030, Build Resilient and Empowered Communities, Housing, HRA Element, Free From Serious Disrepair	£208,000.00	
BUDGET PROVISION & PHASING	2025/2026	£88,000.00	
	2026/2027	£120,000.00	
ADDITIONAL FUNDING	None.		
REVENUE IMPLICATIONS	None.		
POLICY IMPLICATIONS	There are no major issues.		
TENDERS	Negotiated contract:		
	Contractor	Tender Amount	
	Tayside Contracts	£175,769.97	
RECOMMENDATION	Accept of offer		
SUB-CONTRACTORS	None.		
BACKGROUND PAPERS	None.		