

City Chambers
DUNDEE
DD1 3BY

21st February, 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 and also to be held remotely on Monday, 3rd March, 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 SOURCING STRATEGY FOR THE PROCUREMENT OF SCAFFOLDING SERVICES FRAMEWORK - Page 1

(Report No 58-2025 by the Executive Director of Neighbourhood Services, copy attached).

3 EMPOWERED COMMUNITIES SOURCING STRATEGY FOR THE PROCUREMENT OF HOUSING WALLS IMPROVEMENT WORKS - Page 5

(Report No 77-2025 by the Executive Director of City Development and Executive Director of Neighbourhood Services, copy attached).

4 TENDERS RECEIVED BY HEAD OF DESIGN AND PROPERTY - Page 9

(Report No 60-2025 by the Executive Director of City Development, copy attached).

ITEM No ...2.....

REPORT TO: NEIGHBOURHOOD REGENERATION, HOUSING AND ESTATE
MANAGEMENT COMMITTEE – 3 MARCH 2025

REPORT ON: SOURCING STRATEGY FOR THE PROCUREMENT OF SCAFFOLDING
SERVICES FRAMEWORK

REPORT BY: EXECUTIVE DIRECTOR OF NEIGHBOURHOOD SERVICES

REPORT NO: 58-2025

1 PURPOSE OF REPORT

1.1 To seek approval of the procurement sourcing strategy for the provision of a multi-supplier framework for the provision of scaffolding services.

2 RECOMMENDATIONS

2.1 It is recommended that Committee approves the commencement of the procurement exercise as detailed within; and

- delegates authority to the Executive Director of Neighbourhood Services to utilise the Dundee City Council Multi Supplier Framework Agreement for the Provision of Scaffolding Services, following a tender process carried out in compliance with the Public Contracts (Scotland) Regulations 2015, and to direct award or carry out a mini-competition for Lot 1 (Emergency Repairs) and to carry out mini-competitions for Lot 2 (Capital/Larger projects) under the terms of the framework; and
- notes that any contract awards to be made from this framework, that are not covered by delegation provided to officers within Council Standing Orders and Financial Regulations will be brought back to members for consideration in due course.

3 FINANCIAL IMPLICATIONS

3.1 The Executive Director of Corporate Services has confirmed that funding for the above supply and delivery of Scaffolding Services is available within the Construction Services Revenue Budget, these costs are then recharged to client services budgets as part of the established recharging arrangements for works undertaken by Construction Services.

3.2 Dundee City Council Construction Services spends approximately £850,000 per annum on scaffolding. It is projected that the spend over the length of the proposed contract (if extended to the maximum period of 4 years) will amount to £3.4million.

4 SOURCING STRATEGY

4.1 Construction Services has an existing framework as the result of an open tender, which was reported to the Neighbourhood Services Committee of 15 May 2023 (Article II of the Minute of that meeting, report no 145-2023, refers). The current Scaffolding Framework is due to expire at the end of May 2025.

4.2 This sourcing strategy seeks permission to progress with an open tender process via Public Contracts Scotland. An open tender process shall take place to allow the establishment of the multi-supplier framework.

4.3 Pre-tender engagement activity is underway, the purpose of which is to raise awareness of the tendering opportunity and encourage local suppliers to tender. This is running in conjunction

with the ‘Supplier Development Programme’ and will offer support and guidance materials, for SMEs who are considering the tender opportunity.

- 4.4 The Framework will have an initial period of 2 years from 1 June 2025, with a plus 1 year, and further plus 1-year optional extension (totalling 4 years maximum).

5 RISK ANALYSIS

- 5.1 There are 4 standard risks in any procurement and for public sector regulated procurements, a fifth is added, that of the procurement exercise itself breaching the public contract regulations and leaving the Council open to a legal challenge:

Description of Risk	Actions To Be Taken to Manage Risk
Commercial Risk – that either the price objectives are not achieved up front or there are other costs that arise during the contract and diminish the overall benefits.	<p>Larger value work will be advertised through further competition.</p> <p>Historically there has been limited local supplier uptake in the tendering opportunity. The pre-tender engagement activity as mentioned in this report is aimed at improving participation in the tendering exercise.</p> <p>There will be a clearly communicated timeline for the tendering exercise.</p>
Technical Risk – this concerns the difficulty in being able to specify the desired outcome and on the market being unable to deliver to the specification.	The Framework will be tendered and awarded through a compliant procedure. Bidders will be required to demonstrate competency as part of the tender evaluation process.
Performance Risk – this concerns the ability of suppliers to perform consistently over the life of the contract to deliver the planned benefits.	The client will undertake regular contract management to ensure contractor performance against agreed contractual KPIs.
Contractual Risk – being able to remedy the shortcomings in the contractor’s performance without severely damaging the contract and about avoiding reliance on the contracted supplier as the contract develops.	<p>Dundee City Council terms and conditions for the supply of services will be used.</p> <p>There will be 2 Lots and it is anticipated that there will be multiple suppliers in each Lot to mitigate the risk of service failure due to supplier capacity or capability.</p>
Procurement Risk – where a procurement is found unsound in law, through the public procurement rules.	Low Risk – This will be an open tender exercise and advertised on Public Contracts Scotland (PCS)

6 SUMMARY

- 6.1 It is recommended that approval is granted in line with section 2 of this report.

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 has been consulted in the preparation of this report and agree with its contents.

9 BACKGROUND PAPERS

9.1 None.

Tony Boyle
Executive Director of Neighbourhood Services

Louise Butchart
Head of Housing, Construction & Communities Services

30 January 2025

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ITEM No ...3.....

REPORT TO: NEIGHBOURHOOD REGENERATION, HOUSING AND ESTATE MANAGEMENT COMMITTEE – 3 MARCH 2025

REPORT ON: EMPOWERED COMMUNITIES SOURCING STRATEGY FOR THE PROCUREMENT OF HOUSING WALLS IMPROVEMENT WORKS

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

REPORT NO: 77-2025

1 PURPOSE OF REPORT

1.1 To seek approval of the procurement sourcing strategy for the provision of Contractors to deliver the Building Resilient and Empowered Communities, Housing HRA Element, free from Serious Disrepair programme for 2025/2026 financial and future financial years.

2 RECOMMENDATION

2.1 It is recommended that the Committee:

- a approves the commencement of a procurement exercise in respect of the projects as described, via invitation to tender through Public Contracts Scotland, based on the sourcing strategy summarised in this report; and
- b delegates authority to the Executive Director of City Development to finalise the procurement sourcing strategy and award Civil Engineering contracts (as set out in Section 4.0) up to the combined value of £500,000, following a tender process carried out in compliance with Public Contracts (Scotland) Regulations 2015.

3 FINANCIAL IMPLICATIONS

3.1 The Executive Director of Corporate Services has confirmed that funding is available.

4 SOURCING STRATEGY SUMMARY

4.1 Capital Plan 2025-2030 - Housing HRA Element, free from Serious Disrepair programme for 2025/2026 financial and future financial years, appointing Contractors to deliver the following Civil Engineering works. Where possible, the Project Engineer will seek to reduce project costs by batching projects together for tender.

Financial Year 2025/2026

- a Westcroft Road - Retaining Wall;
- b Kenmore Terrace – Retaining Wall and Steps;
- c St Fillans Road – Boundary Wall Remedials;
- d Brownhill Place – Mutual Boundary Retaining Wall;
- e St Edmund Place – Mutual Boundary Retaining Wall;
- f Ballater Place – Retaining Wall and Boundary Fence;

- g St Fillans Road – Front Retaining Wall;
- h Finlaggan Terrace – Rear Garden Retaining Wall; and
- i Balgowan Avenue – Rear Garden Retaining Wall.

Future Civil engineering works identified through inspections.

- 4.2 The Council shall invite tenders from suitably qualified contractors assessing cost, experience, resources, and performance to award each contract to a single contractor. Tenders will be evaluated by Council Officers from the City Engineers. Where possible, the Project Engineer will seek to reduce project costs by batching projects together for tender.

5 RISK ANALYSIS

- 5.1 There are 4 standard risks in any procurement and for public sector regulated procurements, a fifth is added, that of the procurement exercise itself breaching the public contract regulations and leaving the Council open to a legal challenge:

Description of Risk	Actions to be Taken to Manage Risk
Commercial Risk – that either the price objectives are not achieved up front or there are other costs that arise during the contract and diminish the overall benefits.	Low Risk - the individual works packages will be subject to a compliant tender procedure, through which all costs will be considered.
Technical Risk – this concerns the difficulty in being able to specify the desired outcome and on the market being unable to deliver to the specification.	Low Risk - the contract will be tendered and awarded through a compliant procedure. Bidders will be required to demonstrate technical competence as part of the tender evaluation process.
Performance Risk – this concerns the ability of suppliers to perform consistently over the life of the contract to deliver the planned benefits.	Low Risk –a contract management process will be put in place with the use of KPI's.
Contractual Risk – being able to remedy the shortcomings in the contractor's performance without severely damaging the contract and about avoiding reliance on the contracted supplier as the contract develops.	Low Risk - DCC are contractually protected via the NEC contract terms and conditions. The contractors shall be proactively managed during the term of the contract.
Procurement Risk – where a procurement is found unsound in law, through the public procurement rules.	Low Risk – these are non-regulated works contracts. This procurement will involve inviting competitive bids from suitably qualified contractors.

6 POLICY IMPLICATIONS

- 6.1 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.

7 CONSULTATIONS

- 7.1 The Council Leadership Team has been consulted in the preparation of this report and agree with its contents.

8 BACKGROUND PAPERS

- 8.1 None.

Neil Martin
Head of Design and Property

Louise Butchart
Head of Housing, Construction and Communities Service

Robin Presswood
Executive Director of City Development

Tony Boyle
Executive Director of Neighbourhood Services

NM/MM

19 February 2025

Dundee City Council
Dundee House
Dundee

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ITEM No ...4.....

REPORT TO: NEIGHBOURHOOD REGENERATION, HOUSING AND ESTATE MANAGEMENT COMMITTEE – 3 MARCH 2025

REPORT ON: TENDERS RECEIVED BY HEAD OF DESIGN AND PROPERTY

REPORT BY: EXECUTIVE DIRECTOR OF CITY DEVELOPMENT

REPORT NO: 60-2025

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.

Architects Projects - Reference and Description	Contractor
23-504 - Mill O Mains Sheltered Complex - Laundry Room Upgrade	Construction Services
22-544-3 – Dryburgh Flat Roofing Replacement Phase 3	Construction Services
23-544 – Menzieshill 4 th Development – Window Replacement	Construction Services
24-509 – Midmill and West Kirkton Heating Upgrades	Construction Services

Engineers Projects - Reference and Description	Contractor
R4159 - 58-68 Dunmore Street Environmental Improvements	Dundee Plant Company Ltd
R4261 - Lochee Fencing Works	Tayside Contracts
R3006 - Ulverston Terrace Environmental Improvements Phase 3	Dundee Plant Company Ltd
R4231 - Housing lockups and garage demolition works	Safedem

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 BACKGROUND PAPERS

5.1 None.

6 POLICY IMPLICATIONS

6.1 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.

7 CONSULTATIONS

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

Neil Martin
Head of Design and Property

Robin Presswood
Executive Director of City Development

NM/SM

18 February 2025

Dundee City Council
Dundee House
Dundee

APPENDIX 1

PROJECT	Mill O Mains Sheltered Complex - Laundry Room Upgrade	
PROJECT NUMBER	23-504	
PROJECT INFORMATION	The works comprises upgrade of storage solutions and new basin in laundry room; Upgrade of storage solutions, desks and electrical works in office; and upgrade of storage solutions in lounge.	
ESTIMATED START AND COMPLETION DATES	Project start May 2025 Project Completion June 2025	
TOTAL COST	Contract	£18,058.53
	Non-contract allowances	£1,000.00
	Fees	£1,986.43
	Total	<u>£21,044.96</u>
FUNDING SOURCE	Capital Plan 2025-2030 - Build Resilient and Empowered Communities – Housing HRA Element - Sheltered Lounge Upgrades	
BUDGET PROVISION & PHASING	2024/2025	£5,500.00
	2025/2026	£15,544.96
ADDITIONAL FUNDING	None.	
REVENUE IMPLICATIONS	None.	
POLICY IMPLICATIONS	There are no major issues.	
TENDERS	Contractor	Tender Amount
	Construction Services	£18,058.53
RECOMMENDATION	To accept the offer from Construction Services	
SUB-CONTRACTORS	None	
BACKGROUND PAPERS	None.	

PROJECT	Dryburgh Flat Roofing Replacement - Phase 3	
PROJECT NUMBER	22-544-3	
PROJECT INFORMATION	The works comprise of the Flat Roofing Replacements to 34 number properties within the Dryburgh area.	
ESTIMATED START AND COMPLETION DATES	Project start - May 2025 Project Completion - March 2026	
TOTAL COST	Contract	£1,111,322.50
	Non-contract allowances	£30,000.00
	Fees	£115,000.00
	Total	<u>£1,256,322.50</u>
FUNDING SOURCE	Capital Plan 2025-2030 - Build Resilient and Empowered Communities – Housing HRA Element - Free From Serious Disrepair – Roofs	
BUDGET PROVISION & PHASING	2024/2025	£2589.30
	2025/2026	£1,253,733.20
ADDITIONAL FUNDING	None.	
REVENUE IMPLICATIONS	None.	
POLICY IMPLICATIONS	There are no major issues.	
TENDERS	Contractor	Tender Amount
	Construction Services	£1,111,322.50
RECOMMENDATION	To accept the offer from Construction Services	
SUB-CONTRACTORS	Scaffolding – IAS Dundee Ltd (DUNDEE) TV Aerial and Satellite Dish – John Ross Smart Home Solution (PERTH)	
BACKGROUND PAPERS	None.	

PROJECT	Menzieshill 4 th Development – Window Replacement	
PROJECT NUMBER	23-544	
PROJECT INFORMATION	The works comprise of Window Replacements to 72 properties within the Menzieshill 4 th Development.	
ESTIMATED START AND COMPLETION DATES	Project start June 2025 Project Completion October 2025	
TOTAL COST	Contract	£762,248.93
	Non-contract allowances	£20,000.00
	Fees	<u>£85,000.00</u>
	Total	<u>£867,248.93</u>
FUNDING SOURCE	Capital Plan 2025-2030 - Build Resilient and Empowered Communities – Housing HRA Element - Free From Serious Disrepair – Windows	
BUDGET PROVISION & PHASING	2023/2024	£513.00
	2024/2025	£15,000.00
	2025/2026	£851,735.93
ADDITIONAL FUNDING	None.	
REVENUE IMPLICATIONS	None.	
POLICY IMPLICATIONS	There are no major issues.	
TENDERS	Contractor	Tender Amount
	Construction Services	£762,248.93
RECOMMENDATION	To accept the offer from Construction Services	
SUB-CONTRACTORS	Scaffolding – Form Access Ltd (BROXBURN) TV Aerial and Satellite Dish – John Ross Smart Home Solution (PERTH)	
BACKGROUND PAPERS	None.	

PROJECT	Midmill and West Kirkton Development – Heating Upgrades	
PROJECT NUMBER	24-509	
PROJECT INFORMATION	The works comprise the Heating Upgrades and various additional works including new radiators and consumer units to approximately 31 houses in the Midmill and West Kirkton area.	
ESTIMATED START AND COMPLETION DATES	Project start - May 2025 Project Completion - July 2025	
TOTAL COST	Contract	£279,773.54
	Non-contract allowances	£8,000.00
	Fees	<u>£28,000.00</u>
	Total	<u>£315,773.54</u>
FUNDING SOURCE	Capital Plan 2025-2030 - Tackle Climate Change and Reach Net Zero Emissions by 2045 – Housing HRA Element – Energy Efficiency	
BUDGET PROVISION & PHASING	2024/2025	£6792.45
	2025/2026	£308,981.09
ADDITIONAL FUNDING	None.	
REVENUE IMPLICATIONS	None.	
POLICY IMPLICATIONS	There are no major issues.	
TENDERS	Contractor	Tender Amount
	Construction Services	£279,773.54
RECOMMENDATION	To accept the offer from Construction Services	
SUB-CONTRACTORS	None.	
BACKGROUND PAPERS	None.	

PROJECT	58-68 Dunmore Street Environmental Improvements			
PROJECT NUMBER	R4159			
PROJECT INFORMATION	The works comprise improvements to the front and rear gardens of 58-68 Dunmore Street. The works typically include new fencing, resurfacing of gardens, resurfacing of footways, landscaping, installation of new access gates, and steps.			
ESTIMATED START AND COMPLETION DATES	March 2025 May 2025			
TOTAL COST	Contract		£134,785.76	
	Non contract allowances		£13,214.24	
	Fees		<u>£17,500.00</u>	
	Total		<u>£165,500.00</u>	
FUNDING SOURCE	Capital Plan 2025-2030, Build Resilient and Empowered Communities, Housing, HRA Element, Free From Serious Disrepair			£165,500.00
BUDGET PROVISION & PHASING	2024/2025		£35,000.00	
	2025/2026		£130,000.00	
ADDITIONAL FUNDING	None.			
REVENUE IMPLICATIONS	None.			
POLICY IMPLICATIONS	There are no major issues.			
TENDERS	The Tenderers have been chosen through a competitive selection procedure. Five Tenderers were invited to quote with the following returns received.			
	Contractor	Submitted Tender	Corrected Tender	Quality Ranking
	Dundee Plant	£134,785.76	-	3
	SDB Contract	£202,057.94	-	2
	Kilmac Ltd	£209,446.36	-	1
				Cost/Quality Ranking
				1
				2
				3
RECOMMENDATION	To accept the tender with highest ranking for cost/quality from Dundee Plant Company Ltd (Dundee).			
SUB-CONTRACTORS	None			
BACKGROUND PAPERS	None.			

PROJECT	Lochee Fencing Works	
PROJECT NUMBER	R4261	
PROJECT INFORMATION	These works include fence and maintenance works at 102-108 Dunholm Road. and 44 Lansdowne Square. Also, the removal of a redundant wall at boundary of Lansdowne Court Car Park.	
ESTIMATED START AND COMPLETION DATES	March 2025 April 2025	
TOTAL COST	Contract	£42,738.00
	Non contract allowances	£11,762.00
	Fees	<u>£15,500.00</u>
	Total	<u>£70,000.00</u>
FUNDING SOURCE	Capital Plan 2025-2030, Build Resilient and Empowered Communities, Housing, HRA Element, Free From Serious Disrepair	
BUDGET PROVISION & PHASING	2024/2025 -	£50,000.00
	2025/2026 -	<u>£20,000.00</u>
	Total	<u>£70,000.00</u>
ADDITIONAL FUNDING	None.	
REVENUE IMPLICATIONS	None.	
POLICY IMPLICATIONS	There are no major issues.	
TENDERS	Negotiated contract	
	Contractor	Tender Amount
	Tayside Contracts	£42,738.00
RECOMMENDATION	Acceptance of offer.	
SUB-CONTRACTORS	None.	
BACKGROUND PAPERS	None.	

PROJECT	Ulverston Terrace Environmental Improvements Phase 3			
PROJECT NUMBER	R3006			
PROJECT INFORMATION	The works comprise improvements to the front gardens and footways of 7, 9, 11, 15 and 17 Ulverston Terrace and 1, 3, 5, 7, 9, 11, 15 and 17 Kendal Avenue. The works typically include new fencing, resurfacing of gardens and driveways, resurfacing of footways and carriageways, landscaping, installation of new access ramps and improved drainage.			
ESTIMATED START AND COMPLETION DATES	March 2025 June 2025			
TOTAL COST	Contract		£190,822.77	
	Non contract allowances		£16,677.23	
	Fees		<u>£27,500.00</u>	
	Total		<u>£235,000.00</u>	
FUNDING SOURCE	Capital Plan 2025-2030, Build Resilient and Empowered Communities, Housing, HRA Element, Free From Serious Disrepair			£235,000.00
BUDGET PROVISION & PHASING	2024/2025		£45,000.00	
	2025/2026		<u>£190,000.00</u>	
			<u>£235,000.00</u>	
ADDITIONAL FUNDING	None.			
REVENUE IMPLICATIONS	None.			
POLICY IMPLICATIONS	There are no major issues.			
TENDERS	The Tenderers have been chosen through a competitive selection procedure. Five Tenderers were invited to quote with the following returns received.			
	Contractor	Submitted Tender	Corrected Tender	Quality Ranking
				Cost/Quality Ranking
	Dundee Plant Ltd	£190,822.77		1
	T N Gilmartin Ltd	£197,847.19		1 (equal)
	SDB Contracts Ltd	£216,873.45		1 (equal)
RECOMMENDATION	To accept the tender with highest ranking for cost/quality from Dundee Plant Company Ltd (Dundee).			
SUB-CONTRACTORS	None.			
BACKGROUND PAPERS	None.			

PROJECT	Housing lockups and garage demolition works				
PROJECT NUMBER	R4231				
PROJECT INFORMATION	Works to demolish and clear sites of housing lockups and garages at Deveron Crescent, Forth Place and Foggyley Place identified as surplus due to condition.				
ESTIMATED START AND COMPLETION DATES	February 2025 March 2025				
TOTAL COST	Contract				£53,478.00
	Non contract allowances				£8,522.00
	Fees				£8,000.00
	Total				<u>£70,000.00</u>
FUNDING SOURCE	Capital Plan 2025-2030, Build Resilient and Empowered Communities, Housing, HRA Element, Free From Serious Disrepair: Demolitions				
BUDGET PROVISION & PHASING	2024/2025				£9,000.00
	2025/2026				£61,000.00
ADDITIONAL FUNDING	None.				
REVENUE IMPLICATIONS	None.				
POLICY IMPLICATIONS	There are no major issues.				
TENDERS					
	Contractor	Submitted Tender	Corrected Tender	Quality Ranking	Cost/Quality Ranking
	Central Demolition	£58,155.00	-	2	2
	Safedem	£53,478.00	-	1	1
RECOMMENDATION	To accept the tender with the highest ranking for cost/quality from Safedem (Dundee)				
SUB-CONTRACTORS	None.				
BACKGROUND PAPERS	None.				