

City Chambers
DUNDEE
DD1 3BY

14th June, 2024

Dear Colleague

You are requested to attend a MEETING of the **NEIGHBOURHOOD REGENERATION, HOUSING AND ESTATE MANAGEMENT COMMITTEE** to be held remotely on Monday, 24th June, 2024, 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

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 HOUSING EMERGENCY

This Item has been placed on the Agenda at the request of Bailie Keenan who will ask the Committee to agree in terms of Standing Order 42 that Standing Order 39(1) is suspended to enable the Committee to reconsider the following:-

The extreme pressure on housing and homelessness services in Dundee means that Dundee City Council should now:-

1. declare a Housing Emergency in Dundee;
2. remit Officers to bring forward at the earliest possible time a Housing Emergency Action Plan to address the Housing Emergency in Dundee;

3. call on the Scottish Government to reverse its decision to cut the Affordable Housing Programme and make additional funding available to help the Council address the Housing Emergency.

3 TENDERS RECEIVED BY HEAD OF DESIGN AND PROPERTY - Page 1

(Report No 160-2024 by the Executive Director of City Development, copy attached).

ITEM No ...3.....

REPORT TO: NEIGHBOURHOOD REGENERATION, HOUSING AND ESTATE MANAGEMENT COMMITTEE– 24 JUNE 2024

REPORT ON: TENDERS RECEIVED BY HEAD OF DESIGN AND PROPERTY

REPORT BY: EXECUTIVE DIRECTOR OF CITY DEVELOPMENT

REPORT NO: 160-2024

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
19-508 - Magdalene Kirkton 4 th - Window Replacements	Construction Services
22-588 - Various Properties, Controlled Door Entry Upgrades	Construction Services
23-1012 - 5 Earn Crescent - Smart Flat Conversion	Construction Services

Engineers Projects - Reference and Description	Contractor
R4124 – Housing Concrete Repairs Works Programme 2024/2025	Andersons Specialist Contracting
R4119 – Hilltown West Phase 1 – Steps Repairs	SDB

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

Michael McLaughlin

Robin Presswood
Executive Director of City Development

NM/KM

14 May 2024

Dundee City Council
Dundee House
Dundee

APPENDIX 1

PROJECT	MAGDALENE KIRKTON 4TH WINDOW REPLACEMENTS	
PROJECT NUMBER	19-508	
PROJECT INFORMATION	Window replacements to 138 properties at various addresses within the Kirkton area.	
ESTIMATED START AND COMPLETION DATES	Sept 2024 July 2025	
TOTAL COST	Contract	£1,695,098.03
	Non-Contract Allowances	£160,000.00
	Fees	<u>£204,060.78</u>
	Total	<u>£2,059,158.81</u>
FUNDING SOURCE	Capital Plan 2024-2029 - Build Resilient Empowered Communities – Housing HRA Element – Free from Serious Disrepair - Windows	
BUDGET PROVISION & PHASING	2019/2020	£17,325.00
	2020/2021	£0.00
	2021/2022	£0.00
	2022/2023	£2,218.50
	2023/2024	£2,148.80
	2024/2025	£1,296,569.60
	2025/2026	£740,896.91
ADDITIONAL FUNDING	None.	
REVENUE IMPLICATIONS	None.	
POLICY IMPLICATIONS	There are no major issues.	
TENDERS	Contractor	Tender Amount
	Construction Services	
RECOMMENDATION	To accept the tender from Construction Services.	
SUB-CONTRACTORS	John Ross Smart Home Solutions (Dundee)	
BACKGROUND PAPERS	None.	

PROJECT	VARIOUS PROPERTIES, CONTROLLED DOOR ENTRY UPGRADES	
PROJECT NUMBER	22-588	
PROJECT INFORMATION	The upgrade of controlled entry communications at various addresses, 1382 properties in total.	
ESTIMATED START AND COMPLETION DATES	Aug 2024 March 2025	
TOTAL COST	Contract	£1,007,746.73
	Non-Contract Allowances	£50,000.00
	Fees	<u>£100,000.00</u>
	Total	<u>£1,157,746.73</u>
FUNDING SOURCE	Capital Plan 2024-2029 - Build Resilient Empowered Communities – Housing HRA Element – Healthy, Safe and Secure – Door Entry Replacement	
BUDGET PROVISION & PHASING	2023/2024	£5,914.65
	2024/2025	£1,151,832.08
ADDITIONAL FUNDING	None.	
REVENUE IMPLICATIONS	None.	
POLICY IMPLICATIONS	There are no major issues.	
TENDERS	Contractor	Tender Amount
	Construction Services	£1,007,746.73
RECOMMENDATION	To accept the tender from Construction Services.	
SUB-CONTRACTORS	Door Entry System – WRB Fire and Security Ltd (DUNDEE)	
BACKGROUND PAPERS	None.	

PROJECT	23-1012	
PROJECT NUMBER	5 Earn Crescent, Smart Flat Conversion	
PROJECT INFORMATION	Conversion of smart flat to standard flat at Flat Nr 5 within the block at 1-21 Earn Crescent, including alterations to internal layout and all associated builders, joiners, decoration, flooring, mechanical, electrical and ventilation works. Also including new doors and kitchen.	
ESTIMATED START AND COMPLETION DATES	September 2024 December 2024	
TOTAL COST	Contract	£94,095.50
	Non-Contract Allowances	£10,000.00
	Fees	<u>£22,000.00</u>
	Total	<u>£126,095.50</u>
FUNDING SOURCE	Capital Plan 2024-2029 – Build Resilient Empowered Communities – Housing HRA Element – Modern Facilities and Services – Kitchen Replacement/Bathroom Upgrades	
BUDGET PROVISION & PHASING	2023/2024	£16,675.40
	2024/2025	£109,420.10
ADDITIONAL FUNDING	None.	
REVENUE IMPLICATIONS	None.	
POLICY IMPLICATIONS	There are no major issues.	
TENDERS	Contractor	Tender Amount
	Construction Services	£94,095.50
RECOMMENDATION	To accept the offer from Construction Services.	
SUB-CONTRACTORS	Noble & Bradford Ltd & Phoenix Commissioning Services Ltd (Glasgow)	
BACKGROUND PAPERS	None.	

PROJECT	Housing Concrete Repairs Programme 24/25 Works				
PROJECT NUMBER	R4124				
PROJECT INFORMATION	Crack and patch repairs to various concrete elements. Replacement of window sills, mullions, lintels and door frames. Cleaning, repairs and coating of window sills, mullions, canopies and other concrete elements. There is also Non-Contract Allowance for any additional works required, creating access hatches and underfloor concrete remedial works at several properties in the Hiltown & Kirkton areas.				
ESTIMATED START AND COMPLETION DATES	July 2024 March 31/03/2025				
TOTAL COST	Contract		£77,443.00		
	Non-contract allowances		£123,557.00		
	Fees		<u>£28,000.00</u>		
	Total		<u>£229,000.00</u>		
FUNDING SOURCE	Revenue – Housing (HRA) - Planned Maintenance				
BUDGET PROVISION & PHASING	2024/2025				
ADDITIONAL FUNDING	N/A				
REVENUE IMPLICATIONS	None.				
POLICY IMPLICATIONS	To adopt sustainable practices in construction				
TENDERS					
	Contractor	Submitted Tender	Corrected Tender	Quality Ranking	Cost/Quality Ranking
	ASC	£77,443.00	-	2	1
	Concrete Repairs Limited	£155,691.91	-	1	1
RECOMMENDATION	To accept the tender from Anderson Specialist Contracting (ASC) (Forfar)				
SUB-CONTRACTORS	None.				
BACKGROUND PAPERS	None.				

PROJECT	Hilltown West Ph1 – Step Replacement				
PROJECT NUMBER	R4119				
PROJECT INFORMATION	The works are to install new entrance steps and associated infrastructure at various locations at Hilltown West Ph1, DD3 6PD, Dundee				
ESTIMATED START AND COMPLETION DATES	July 2024 August 2024				
TOTAL COST	Contract				£65,000.00
	Non-contract allowances				£13,000.00
	Fees				£7,000.00
	Total				£85,000.00
FUNDING SOURCE	Revenue – Housing (HRA) - Planned Maintenance				
BUDGET PROVISION & PHASING	2024/2025				
ADDITIONAL FUNDING	N/A				
REVENUE IMPLICATIONS	None.				
POLICY IMPLICATIONS	To adopt sustainable practices in construction				
TENDERS	Contractor	Submitted Tender	Corrected Tender	Quality Ranking	Cost/Quality Ranking
	SDB	£65,000.00	-	1	1
RECOMMENDATION	To accept the tender from - SDB Contracts (Dundee)				
SUB-CONTRACTORS	None.				
BACKGROUND PAPERS	None.				

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APPENDIX 219-508 – Magdalene Kirkton 4th – Address List

Ashmore Street (uneven)

Ashmore Street (even)

Craigmore Street (uneven)

Craigmore Street (even)

Derwent Avenue

Dunmore Street (uneven)

Dunmore Street (even)

22-588 - Various Properties, Controlled Door Entry Upgrades

Abbotsford Place
Abbotsford Street

Abercromby Street

Abernethy Road

Aboyne Avenue

Adamsons Court

Alloway Terrace

Ancrum Court

Ann Street

Anton Drive

Aimer Square

Arbroath Road

Arklay Place

Arklay Street

Arklay Terrace

Atholl Street

Auchinblae Place

Auchrannie Terrace

Balbeggie Street

Balcarres Terrace

Baldovie Terrace

Balerno Place

Balerno Street

Balgarthno Road

Balgarthno Terrace

Balgavies Place

Balgay Street

Ballantrae Place

Ballantrae Road

Ballantrae Terrace

Ballantrae Terrace

Ballater Place

Ballindean Place

Ballindean Road

Ballindean Terrace

Balmedie Drive

Balmerino Road

Balmoral Avenue

Balmoral Gardens

Balmoral Place

Balmoral Terrace

Balmullo Square

Balunie Avenue

Balunie Crescent

Balunie Drive

Balunie Place

Balunie Street

Balunie Terrace

Banchory Road

Bankmill Road

Barnes Avenue

Benzie Road

Blacklock Crescent

Blackness Avenue

Blackness Road

Brington Sheltered Housing

Brownhill Place

Brownhill Road

Brownhill Street

Burnside Court

Buttars Loan

Buttars Place

Buttars Road

Butterburn Square

Byron Street

Caird Avenue

Caird Terrace

Canning Street

Carlochie Place

Carmichael Street

Cart Place

Catterline Crescent

Charleston Drive

Charleston Road

City Road

Cleghorn Street

Clement Park Place

Clepington Road

Colinton Place

Constitution Street

Corso Street

Cotton Road

Court Street North

Cragie Drive

Craigard Road

Craigie Drive

Craigiebarn Road

Craigmount Avenue

Craigmount Place

Craigmount Road

Craigowan Road

Crathie Place

Cullen Place

Dee Gardens

Dee Place

Dens Road

Deveron Crescent

Deveron Terrace

Dickson Avenue

Dighty Gardens

Dochart Terrace

Douglas Road

Drumlithie Place

Dudhope Street

Duncarse Road

Duncraig Road

Dunholm Road

Dunholm Terrace

Earn Crescent

Elders Court

Fairbairn Street

Fleming Gardens (South)

Fleming Gardens East

Fleming Gardens North

Fleming Gardens North A-B

Fleming Gardens North C-F

Fleming Gardens North G-H

Fleming Gardens South

Fleming Gardens West

Fleming Gardens East

Fleming Gardens East

Foggyley Gardens

Foggyley Place

Forebank Road
Forebank Terrace
Forth Crescent
Forthill Road
Fullarton Street
Fyffe Street
Gardner Street
Gardyne Place
Garvock Place
Glenagnes Road
Glenconner Drive
Gourdie Road
Gourdie Terrace
Greenbank Place
Greendykes Road
Hamilton Street
Happyhillock Road
Happyhillock Walk
Hastings Place
Hepburn Street
High Street Lochee
Hill Street
Hilltown
Hilltown Terrace
Hindmarsh Avenue
Hospital Street
Huntly Road

Invercraig Place

Keith Place

Kemnay Gardens

Kendal Avenue

Kenmore Terrace

Kerr Street

Kerrsvie Terrace

Kilberry Street

Killin Avenue

Kinghorne Court

Kinghorne Place

Kinghorne Road

Kinghorne Walk

Kingsway East

Kinnaird Street

Kinneff Crescent

Kirk Street

Landsdown Court

Landsdowne Square

Lawsie Road

Lawton Terrace

Lawton Terrace

Leith Walk

Loganlea Terrace

Long Lane

Longtown Place

Longtown Terrace
Lorne Street
Lossie Place
Luther Place
Mains Road
Maitland Street
Marryat Street
Marryat Terrace
Mcdonald Street
Mclean Street
Mitchell Street
Moncur Crescent
Morgan Place
Mossgiel Crescent
Mossgiel Place
Murrayfield Terrace
North Court Street
Nursery Road
Ogilvies Road
Patterson Street
Peddie Street
Pentland Avenue
Pentland Crescent
Pitairlie Road
Pitalpin Court
Pitkerro Drive
Pitkerro Road

Polepark Road

Provost Road

Queen Street

Rankine Street

Ravenscraig Road

Rosebank Court

Rosebank Street

Saggart Street

Sandeman Place

Scott Street

Seymour Street

South Road

South Tay Street

Southampton Place

Spey Drive

St Ann Street

St Boswells Terrace

St Clements Place

St Clements Terrace

St Columba Gardens

St Dennis Terrace

St Kilda Road

St Mary Street

St Mungo Terrace

St Nicholas Place

St Ninians Terrace

St Kilda Road

St Clements Place

St Clements Terrace

St Columba Gardens

St Leonard Way

St Ninians Terrace

Stirling Street

Strathcarron Place

Strathmartine Road

Strathmore Avenue

Strathmore Street

Thurso Crescent

Thurso Gardens

Tullideph Place

Tullideph Street

Tullideph Road

Tweed Crescent

Ulverston Terrace

Watson Street

Wedderburn Street

Westhall Court

Westport

Whitfield Avenue

Wiston Place

Wolseley Street

Yarrow Terrace

Yeamans Lane