

TENDERING COMMITTEE

At a Meeting of the Tendering Committee held in the Council Chambers, Municipal Buildings, Station Road, Dumbarton on Tuesday, 7 September 2010 at 9.17 a.m.

Present: Councillors Jim Bollan, Jim Brown, Jim Finn, Jonathan McColl and David McBride.

Attending: Robert Robb, Senior Waste and Transport Officer; John Corcoran, Section Head, Architectural Services; Colin Newman, Team Leader, Building Standards; Lori Charles, Private Housing Advice Surveyor; Finian McElhinney, Service Manager, Stock Transfer; Michael Gill, Employability Manager; Alex Grace, Corporate Procurement Officer; Alan Williamson, Section Head, Forward Planning and Regeneration; Jamie McCracken, Planning Officer, Forward Planning and Regeneration; Alan Douglas, Manager of Legal Services; Janice Lockhart, Homelessness and Allocations Manager; and Scott Kelly, Committee Officer, Legal, Administrative and Regulatory Services.

Apologies: Apologies for absence were intimated on behalf of Councillors Margaret Bootland, Jim McElhill and John Millar.

Councillor Jim Finn in the Chair

DECLARATIONS OF INTEREST

It was noted that there were no declarations of interest in any of the items of business on the agenda at this point in the meeting

MINUTES OF PREVIOUS MEETING

The Minutes of Meeting of the Tendering Committee held on 4 August 2010 were submitted and approved as a correct record.

PROCUREMENT OF TWO TRACTORS

A report was submitted by the Executive Director of Housing, Environmental and Economic Development advising on the outcome of a tendering process for the provision of tractors for Land Services and seeking approval to offer the contract to the preferred supplier.

Having heard the Senior Waste and Transport Officer in further explanation and in answer to a Member's question, the Committee agreed to approve the awarding of the contract to Supplier 1 – Hamilton Brothers (Eng) Ltd, Bishopton, Scotland for the supply of 2 units at £35,268 each.

EXTERNAL REFURBISHMENT AT 2, 4 IRVING AVENUE, CLYDEBANK

A report was submitted by the Executive Director of Housing, Environmental and Economic Development advising of tenders received for the external refurbishment at 2, 4 Irving Avenue, Clydebank and seeking approval to accept the lowest tender.

Having heard the Section Head, Architectural Services, in further explanation and in answer to a Member's question, the Committee agreed to approve the awarding of the contract to Stewart and Shields Ltd in the amount of £285,619.00.

EXTERNAL INSULATED RENDER SYSTEM; 25 DWELLINGS; PAPPERT; PHASE 7

A report was submitted by the Executive Director of Housing, Environmental and Economic Development advising of tenders received for the installation of an external insulated render system to 25 dwellings in Pappert and seeking approval to accept the lowest tender.

Having heard the Section Head, Architectural Services, in further explanation and in answer to a Member's questions, the Committee agreed:-

- (1) to approve the awarding of the contract to Apollo Property Services Group, Glasgow in the amount of £383,475.32; and
- (2) that the Section Head, Architectural Services, should contact Housing Repairs Plus and request that it considers the cost of training its staff in order to be able to tender for this type of work in the future.

2010/2011 HRA RE-ROOFING CONTRACT A

A report was submitted by the Executive Director of Housing, Environmental and Economic Development advising of tenders received for the Housing Revenue Account (HRA) Re-roofing Contract A and seeking approval to accept the lowest tender.

Following discussion and having heard the Section Head, Architectural Services, and the Manager of Legal Services in further explanation of the report and in answer to Members' questions, Councillor J. McColl, seconded by Councillor Brown moved:

That the Committee agrees:-

- (1) to approve the awarding of the contract to Marley Contract Services in the amount of £396,299.90; and
- (2) to instruct officers to consider how to include 'best value' as a criterion in the evaluation of future tenders.

As an amendment, Councillor Bollan, seconded by Councillor McBride, moved:-

That in view of the relatively small difference between the lowest tender and the tender submitted by Housing Repairs Plus and in order to provide work for Council employees and for the Council to maintain control over the project, the Committee agrees that best value would be served by awarding the contract to Housing Repairs Plus in the amount of £403,544.07, subject to the Section Head, Architectural Services, receiving confirmation from Housing Repairs Plus that they have the capacity to carry out the work.

On a vote being taken, 2 Members voted for the amendment and 3 for the motion which was accordingly declared carried.

TENDER FOR THE PROVISION OF A CARE AND REPAIR SERVICE

A report was submitted by the Executive Director of Housing, Environmental and Economic Development seeking approval to initiate a tender process for the provision of a Care and Repair service as part of the Council's Scheme of Assistance.

After discussion and having heard the Team Leader, Building Standards, and the Manager of Legal Services in further explanation and in answer to Members' questions, the Committee agreed to request that a further report on this matter be submitted to a future meeting of the Housing, Environment and Economic Development Committee providing details of: (i) the length of time that the arrangements with the current provider of the Care and Repair service have been in place; (ii) how successful the current service has been; and (iii) the implications of not approving the initiation of a tendering process in respect of the provision of this service.

Councillor Bollan, having failed to obtain a seconder for a proposed motion, asked that his dissent be recorded in respect of this item.

TENDER FOR THE SERVICES OF AN INDEPENDENT TENANT ADVISER DURING THE COUNCIL'S PARTIAL STOCK TRANSFER

A report was submitted by the Executive Director of Housing, Environmental and Economic Development seeking approval to issue a tender for the services of qualified and experienced consultants to act as Independent Tenant Adviser to tenants included in the Council's partial stock transfer project.

After discussion and having heard the Service Manager, Stock Transfer, in further explanation and in answer to Members' questions, the Committee agreed:-

- (1) to approve the initiation of an open tendering procedure by West Dunbartonshire Council; and
- (2) that when a report is submitted to a future meeting of the Committee requesting the approval of the award of a contract for the services of an Independent Tenant Adviser, the report should include the comments provided by tenants in respect of the awarding of the contract.

CONSTRUCTION SUPPORT UNIT

A report was submitted by the Executive Director of Housing, Environmental and Economic Development advising of tenders received for the supply and delivery of a pilot Construction Support Unit on behalf of the Community Planning Partnership (CPP).

After discussion and having heard the Employability Manager in further explanation and in answer to Members' questions, the Committee agreed to take no further action in respect of this matter.

PROPERTY ADVISORY SERVICES FOR MITCHELL WAY, ALEXANDRIA

A report was submitted by the Executive Director of Housing, Environmental and Economic Development advising of tenders received for property advisory services to assist with the disposal and redevelopment of the Mitchell Way site in Alexandria town centre, and seeking approval to accept the lowest tender.

Having heard the Section Head, Forward Planning and Regeneration and the Planning Officer, Forward Planning and Regeneration, in further explanation and in answer to a Member's question, the Committee agreed to approve the awarding of the contract to Colliers International UK plc in the amount of £24,500.00

DECLARATION OF INTEREST

At this point in the meeting, Councillor Brown declared a non-financial interest in the following item of business, being a Director of Clydebank Rebuilt and a Director of Clydebank Property Company, and advised that he would take no part in the Committee's decision in relation to this item and left the meeting.

CLYDEBANK TOWN HALL – BRUCE STREET BATHS – SPECIALIST DEMOLITION CONTRACT

A report was submitted by the Executive Director of Corporate Services advising of tenders received for the specialist demolition of the Baths Complex in Bruce Street, Clydebank (not the pool complex), and seeking approval to accept the lowest tender.

The Committee noted that Councillor Finn, Chair, had accepted the report as a matter of urgency in accordance with Standing Order No 7.

Having heard the Manager of Legal Services in further explanation the Committee agreed to approve awarding of the contract to MacWilliam Demolition Limited in the sum of £189,750.00

Note: Councillor Brown returned to the meeting.

PROVISION OF AN ICT SOLUTION TO SUPPORT WEST DUNBARTONSHIRE COMMON HOUSING REGISTER

A report was submitted by the Executive Director of Housing, Environmental and Economic Development seeking approval to commence the tendering process for an ICT solution to support the Common Housing Register (CHR).

The Committee noted that Councillor Finn, Chair, had accepted the report as a matter of urgency in accordance with Standing Order No 7.

After hearing the Homelessness and Allocations Manager in explanation of the report and in answer to a Member's question, the Committee agreed to the commencement of the tendering process to procure an ICT solution to support the CHR.

The meeting closed at 9.55 a.m.