

# WEST DUNBARTONSHIRE COUNCIL

## Report by Executive Director of Housing, Environmental and Economic Development

Tendering Committee: 10 November 2010

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**Subject: Overcladding to Lomond & Clyde Courts Multi Storey Flats  
Westbridgend, Dumbarton**

### **1. Purpose**

- 1.1** To advise the Committee of tenders received for the Overcladding to Lomond & Clyde Courts Multi Storey Flats Westbridgend, Dumbarton and to seek approval to accept the lowest tender.

### **2. Background**

- 2.1** Tenders for the project were received on 21 October 2010 from six contractors.

### **3. Main Issues**

- 3.1** The works comprise a new insulated over clad system to external walls, re-roofing and other associated works.

### **4. People Implications**

- 4.1** Design and Quantity Surveying services are being carried out in-house by the Architectural Services Section of Housing, Environmental and Economic Development.
- 4.2** CDM Regulations compliance is being undertaken by Northcroft who were appointed to act as CDM Coordinator for the Council.

### **5. Financial Implications**

- 5.1** The three lowest tenders have been checked arithmetically and two represent good value by current pricing levels. Adjustments have been made where appropriate in accordance with the code of tendering procedure (see Appendix 1 - Statement of Tenders Received).
- 5.2** This project will be funded from the Housing Capital budget provision.

## **6. Risk Analysis**

- 6.1** All risks have been fully considered in the contract documentation and appropriate measures will be incorporated in the construction phase health and safety plan for the project in accordance with the CDM Regulations 2007.
- 6.2** Failure to carry out this work will result in the continued necessity to attend to defects in this block. This is proving to be costly and time consuming and is not able to effectively address the root cause of the water ingress and dampness issues at the block. Instances of falling masonry have also been recorded and as such failure to address this work represents a significant risk to members of the public.

## **7 Equalities Impact**

- 7.1** No significant issues were identified in a screening for potential equality impact of this service.

## **8. Conclusions & Recommendations**

- 8.1** The works included in this contract will significantly improve the insulation of each of the flats in Clyde and Lomond Courts as well as addressing water ingress and dampness problems that have been prevalent in the building in recent years.
- 8.2** The Committee is invited to approve the awarding of the contract to Wates Construction Ltd in the amount of £1,283,168.54

**Elaine Melrose**

**Executive Director of Housing, Environmental and Economic Development**

**Date: 10 November 2010**

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**Appendices:** Form ST/1 - Statement of Tenders Received

**Background Papers:** None

**Ward Affected:** 3