

ANGUS COUNCIL

NEIGHBOURHOOD SERVICES COMMITTEE – 15 JANUARY 2009

REPORT BY THE DIRECTOR OF NEIGHBOURHOOD SERVICES

HOUSING REVENUE ACCOUNT UNPLANNED MAINTENANCE REPAIRS  
EXTENSION OF CONTRACTS

**ABSTRACT**

This report relates to the extension of the current contracts until 31st March 2010

**1 RECOMMENDATION**

It is recommended that the Neighbourhood Services Committee agree :-

- 1.1 To the extension of the current contracts for Unplanned Maintenance Repairs and Change of Tenancy work from 1st April 2009 until 31st March 2010, on the existing contract terms and conditions and;
- 1.2 Allow officers to negotiate alternatives should any contractor withdraw from the contract. The result of any negotiation would subsequently be reported to the Committee.

**2 BACKGROUND**

- 2.1 The decision earlier this year of the August 2008 Committee (R765/08 refers) agreed that officers should discuss the extension of the current contracts with contractors from 1st April 2009. This has been done, and all the current contractors have agreed to continue on the basis of the existing contracts until 31st March 2010. The new contract will entitle all contractors to a 2.9% (provisional figure) uplift in their rates , and this is considered to be good value for the Council given the current contracting situation. The uplift rate is calculated according to the formula in the contract, based on the national BCIS (Building Cost Information Service) index.
- 2.2 The performance of all the current contractors has been examined and in general is satisfactory. The Statutory Performance Indicator (SPI) for Repairs Performance submitted to the Scottish Government for the last full year 2007/8 showed 96.8% of all first priority repairs were completed on time, and 95% of all second-priority repairs.

However, there is room for improvement in performance and this will be closely monitored, to ensure tenants are given the best possible service. This will involve reviewing the way repairs are handled within the Housing Division, the ACCESS service, and each contractor's response times and performance generally.

- 2.3 All the contracts referred to will terminate on 31st March 2010. New contracts will be procured for the following years, following an assessment of the most advantageous methods, and discussions with tenants. The extension will also allow time for full discussion with interested parties before new contractual arrangements are agreed.

**3 PROPOSAL**

- 3.1 The current contracts and contractors are as follows:-

#### ARBROATH:-

Builder –Carillion PLC, Dundee  
Joiner – RS Joinery , Arbroath  
Plumber - McIntosh & Fenton, Arbroath  
Electrician – D Adam & Co., Arbroath

Change of Tenancy – D . McNulty, Arbroath

#### BRECHIN:-

Builder – R S Hill, Douglstown, Forfar  
Joiner – L S Design, Carnoustie  
Plumber – McIntosh & Fenton, Arbroath  
Electrician – W Mustard, Montrose

Change of Tenancy – L S Design, Carnoustie

#### CARNOUSTIE / MONIFIETH:-

Builder –Carillion PLC, Dundee  
Joiner–RS.Joinery, Arbroath  
Plumber-McIntosh & Fenton,Arbroath  
Electricial – R Low, Carnoustie

Change of Tenancy – L S Design, Carnoustie

#### FORFAR:-

Builder –Milnbank, Forfar  
Joiner – D Petrie, Kirriemuir  
Plumber – L S Design, Carnoustie  
Electrician – W Mustard, Montrose

Change of Tenancy – L S Design, Carnoustie

#### KIRRIEMUIR:-

Builder –Milnbank, Forfar  
Joiner – D Petrie, Kirriemuir  
Plumber – L S Design, Carnoustie  
Electrician – W Mustard, Montrose

Change of Tenancy – Milnbank, Forfar

#### MONTROSE:-

Builder - D McNulty, Arbroath  
Joiner – R S Joinery, Arbroath  
Plumber – McIntosh & Fenton, Arbroath  
Electrician - W Mustard, Montrose

Change of Tenancy – D. McNulty, Arbroath

- 3.2 The extension to contracts proposed will mean all the above contractors will secure a further year of work from the Housing Division of Angus Council, maintaining local employment and continuing to provide a good service to Housing tenants.

## **4 FINANCIAL IMPLICATIONS**

- 4.1 The proposal will be accommodated within the existing budget allocation for Unplanned Maintenance within the Housing Revenue Account.

## **5 HUMAN RIGHTS IMPLICATIONS**

5.1 There are no Human Rights implications arising from this report.

## **6 EQUALITIES IMPLICATIONS**

6.1 The issues dealt with in this Report have been the subject of consideration from an equalities perspective (as required by legislation). An equalities impact assessment is not required.

## **7 CONSULTATION**

7.1 The Chief Executive, and the Heads of Finance, Law and Administration, and Property have been consulted on the contents of this report.

## **8 CONCLUSION**

8.1 The extension to all the Unplanned Repairs and Change of Tenancy contracts for a further year to 31st March 2010 will continue to provide good service to tenants, and allow time to procure new contracts from 1st April 2010.

**RON ASHTON  
DIRECTOR OF NEIGHBOURHOOD SERVICES**

**NOTE:** The following background papers, as defined by Section 50d of the Local Government (Scotland) Act 1973, were relied upon in preparing this report.

Report No. 765/08 Extension of Unplanned Repairs Contracts

**Hsg/NS/AMcK/RB**