

ANGUS COUNCIL

NEIGHBOURHOOD SERVICES COMMITTEE – 8 OCTOBER 2009

PROVISION OF A RESPONSIVE REPAIRS SERVICE TO COUNCIL HOUSING TENANTS  
2010 - 2013

REPORT BY DIRECTOR OF NEIGHBOURHOOD SERVICES

**ABSTRACT:** List of contractors to be invited to tender for these contracts

**1. RECOMMENDATION**

1.1 It is recommended that the Committee approve the contractors listed below against each lot for which they have met the qualifying criteria, and they be invited to tender for this project

(i) ARBROATH / CARNOUSTIE / MONIFIETH AREA

Lot 1 Joiner work

Carillion Property Services  
CFM Building Services Ltd  
Enterprise Managed Services Ltd  
LS Design  
McGill Electrical Ltd  
MITIE Property Services Ltd  
Quality Assured Prop Maint Ltd  
RS Joinery

Lot 2 Electrical work

Carillion Property Services  
CFM Building Services Ltd  
D Adam and Co Ltd  
Enterprise Managed S'ces Ltd  
McGill Electrical Ltd  
MITIE Property Services Ltd  
Quality Assured Prop Maint Ltd

Lot 3 Builder work

Carillion Property Services  
CFM Building Services Ltd  
Enterprise Managed Services Ltd  
McGill Electrical Ltd  
MITIE Property Services Ltd  
Muirfield (Contracts) Ltd  
Quality Assured Prop Maint Ltd

Lot 4 Plumber work

Carillion Property Services  
CFM Building Services Ltd  
Enterprise Managed Services Ltd  
McGill Electrical Ltd  
McIntosh & Fenton  
MITIE Property Services Ltd  
Quality Assured Prop Maint Ltd

Lot 5 Change of Tenancy

Carillion Property Services  
CFM Building Services Ltd  
Derek McNulty Joiners  
Enterprise Managed Services Ltd  
McGill Electrical Ltd  
MITIE Property Services Ltd  
Muirfield (Contracts) Ltd  
Pyramid Joinery & Const Ltd

(ii) BRECHIN / MONTROSE AREA

Lot 1 Joiner work

Carillion Property Services  
CFM Building Services Ltd  
Enterprise Managed S'ces Ltd  
JKM Property Services Ltd  
LS Design  
McGill Electrical Ltd  
MITIE Property Services Ltd  
Muirfield (Contracts) Ltd

Lot 2 Electrical work

Carillion Property Services  
CFM Building Services Ltd  
D Adam and Co Ltd  
Enterprise Managed Services Ltd  
McGill Electrical Ltd  
MITIE Property Services Ltd  
WM Mustard & Son Ltd

Lot 3 Builder work

Carillion Property Services  
CFM Building Services Ltd  
Enterprise Managed Services Ltd  
JKM Property Services Ltd  
McGill Electrical Ltd  
MITIE Property Services Ltd  
Muirfield (Contracts) Ltd

Lot 4 Plumber work

Carillion Property Services  
CFM Building Services Ltd  
Enterprise Managed Services Ltd  
McGill Electrical Ltd  
McIntosh & Fenton  
MITIE Property Services Ltd

Lot 5 Change of Tenancy

Carillion Property Services  
CFM Building Services Ltd  
Enterprise Managed Services Ltd  
Logie Building Services Limited  
LS Design  
McGill Electrical Ltd  
MITIE Property Services Ltd  
Muirfield (Contracts) Ltd

(iii) FORFAR / KIRRIEMUIR AREA

Lot 1 Joiner work

Carillion Property Services  
CFM Building Services Ltd  
David Petrie Joiners Ltd  
Enterprise Managed Services Ltd  
LS Design  
McGill Electrical Ltd  
MITIE Property Services Ltd  
Muirfield (Contracts) Ltd

Lot 2 Electrical work

Carillion Property Services  
CFM Building Services Ltd  
D Adam and Co Ltd  
Enterprise Managed S'ces Ltd  
McGill Electrical Ltd  
MITIE Property Services Ltd  
Quality Assured Prop Maint Ltd  
WM Mustard & Son Ltd

Lot 3 Builder work

Carillion Property Services  
CFM Building Services Ltd  
Enterprise Managed Services Ltd  
McGill Electrical Ltd  
Milnbank Ltd  
MITIE Property Services Ltd  
Muirfield (Contracts) Ltd  
Quality Assured Prop Maint Ltd

Lot 4 Plumber work

Carillion Property Services  
CFM Building Services Ltd  
David R Whyte Plu & Htg  
Enterprise Managed Services Ltd  
McGill Electrical Ltd  
McIntosh & Fenton  
MITIE Property Services Ltd  
Quality Assured Prop Maint Ltd

## Lot 5 Change of Tenancy

Carillion Property Services  
CFM Building Services Ltd  
Enterprise Managed Services Ltd  
LS Design  
McGill Electrical Ltd  
Milnbank Ltd  
MITIE Property Services Ltd  
Muirfield (Contracts) Ltd

## 2. BACKGROUND

- 2.1 The provision of a responsive repairs service for Council tenants, covering all 7850 (approx) dwellings in the Housing Service ownership, has been provided since 2003 by 32 contracts (lots) covering all trades across all of the Community Housing Team (CHT) areas. The contracts are to be re-tendered shortly so that the successful contractors will be in place to start the new repairs contracts in April 2010. Discussions with the Tayside Procurement Consortium have shown there is no benefit to be gained by packaging these works with another Housing Provider, as the other Local Authorities in this area are already part – way through contracts which cannot be adapted or modified to suit.
- 2.2 The new contracts are split into five trades (Joiner, Electrical, Builder, Plumber, and Change of Tenancy / Fire damage / Adaptations multi-trade work) in each of the three CHT areas as shown above, giving a total of 15 contracts instead of the previous 32 contracts. These contracts will run initially for 3 years until 2013, but will contain a provision for extending them for a further two years based on satisfactory performance. This will improve the service delivery process and ensure the Housing Service can provide a modern, efficient service to its tenants. (Report R765/08 refers)

## 3. SELECTION OF CONTRACTORS

- 3.1 Following recent advertisements in the press and the Council's website, all the undernoted contractors have expressed an interest in tendering for the project lots and have submitted the Pre-Qualifying Questionnaire.

### (i) ARBROATH / CARNOUSTIE / MONIFIETH AREA

#### Lot 1 Joiner work

AD Contracting (Scotland) Ltd  
Carillion Property Services  
CFM Building Services Ltd  
Derek McNulty Joiners  
Enterprise Managed Services Ltd  
LS Design  
McGill Electrical Ltd  
MITIE Property Services Ltd  
Muirfield (Contracts) Ltd  
Pyramid joinery & Const Ltd  
Quality Assured Prop Maint Ltd  
RS Joinery  
Thomson & Douglas Ltd

#### Lot 2 Electrical work

AC Gold Services  
Carillion Property Services  
CFM Building Services Ltd  
Contact Electrical  
D Adam and Co Ltd  
Enterprise Managed Services Ltd  
Gomer Electrical Limited  
IS McKenna Electrical Cont'rs  
McGill Electrical Ltd  
MITIE Property Services Ltd  
Pyramid Joinery & Const Ltd  
Quality Assured Prop Maint Ltd  
RH Low  
Scottish Hydro Contracting  
SESC Ltd

#### Lot 3 Builder work

AD Contracting (Scotland) Ltd  
Carillion Property Services  
CFM Building Services Ltd  
Derek McNulty Joiners

#### Lot 4 Plumber work

AD Contracting (Scotland) Ltd  
Carillion Property Services  
CFM Building Services Ltd  
David R Whyte P & H Ltd

Enterprise Managed S'ces Ltd  
Goodfellow Plant  
McGill Electrical Ltd  
MITIE Property Services Ltd  
Muirfield (Contracts) Ltd  
Quality Assured Prop Maint Ltd  
Thomson & Douglas Ltd

Enterprise Managed Services Ltd  
McGill Electrical Ltd  
McIntosh & Fenton  
MITIE Property Services Ltd  
Muirfield (Contracts) Ltd  
Pyramid Joinery & Const Ltd  
Quality Assured Prop Maint Ltd

Lot 5 Change of Tenancy

AD Contracting (Scotland) Ltd  
Carillion Property Services  
CFM Building Services Ltd  
Derek McNulty Joiners  
Enterprise Managed Services Ltd  
Logie Building Services Limited  
LS Design  
McGill Electrical Ltd  
MITIE Property Services Ltd  
Muirfield (Contracts) Ltd  
Pyramid Joinery & Const Ltd  
Quality Assured Prop Maint Ltd  
ROK Building Ltd  
RS Joinery  
Thomson & Douglas Ltd

(ii) BRECHIN / MONTROSE AREA

Lot 1 Joiner work

A & R Joiners & Contractors  
AD Contracting (Scotland) Ltd  
Carillion Property Services  
CFM Building Services Ltd  
Derek McNulty Joiners  
Enterprise Managed Services Ltd  
JKM Property Services Ltd  
LS Design  
McGill Electrical Ltd  
MITIE Property Services Ltd  
Muirfield (Contracts) Ltd  
Pert-Bruce Construction Ltd  
Pyramid Joinery & Const Ltd  
RS Joinery  
Thomson & Douglas Ltd

Lot 2 Electrical work

AC Gold Services  
Carillion Property Services  
CFM Building Services Ltd  
D Adam and Co Ltd  
Enterprise Managed Services Ltd  
Gomer Electrical Limited  
IS McKenna Electrical Cont'rs  
JKM Property Services Ltd  
McGill Electrical Ltd  
MITIE Property Services Ltd  
Pyramid Joinery & Const Ltd  
Scottish Hydro Contracting  
SESC Ltd  
WM Mustard & Son Ltd

Lot 3 Builder work

AD Contracting (Scotland) Ltd  
Carillion Property Services  
CFM Building Services Ltd  
Derek McNulty Joiners  
Enterprise Managed S'ces Ltd  
Goodfellow Plant  
JKM Property Services Ltd  
McGill Electrical Ltd  
MITIE Property Services Ltd  
Muirfield (Contracts) Ltd  
Pert-Bruce Construction Ltd  
Thomson & Douglas Ltd

Lot 4 Plumber work

AD Contracting (Scotland) Ltd  
Carillion Property Services  
CFM Building Services Ltd  
Enterprise Managed Services Ltd  
James Milne Plu & Htg Services  
JKM Property Services Ltd  
McGill Electrical Ltd  
McIntosh & Fenton  
MITIE Property Services Ltd  
Muirfield (Contracts) Ltd  
Pyramid Joinery & Const Ltd

Lot 5 Change of Tenancy

AD Contracting (Scotland) Ltd  
Carillion Property Services  
CFM Building Services Ltd  
Derek McNulty Joiners  
Enterprise Managed Services Ltd  
JKM Property Services Ltd  
Logie Building Services Limited  
LS Design  
McGill Electrical Ltd  
MITIE Property Services Ltd  
Muirfield (Contracts) Ltd  
Pert-Bruce Construction Ltd  
Pyramid Joinery & Const Ltd  
ROK Building Ltd  
Thomson & Douglas Ltd

(iii) FORFAR / KIRRIEMUIR AREA

Lot 1 Joiner work

AD Contracting (Scotland) Ltd  
Carillion Property Services  
CFM Building Services Ltd  
David Petrie Joiners Ltd  
Derek McNulty Joiners  
Enterprise Managed Services Ltd  
JKM Property Services Ltd  
LS Design  
McGill Electrical Ltd  
MITIE Property Services Ltd  
Muirfield (Contracts) Ltd  
Pyramid Joinery & Const Ltd  
Quality Assured Prop Maint Ltd  
Thomson & Douglas Ltd

Lot 3 Builder work

AD Contracting (Scotland) Ltd  
Carillion Property Services  
CFM Building Services Ltd  
Enterprise Managed Services Ltd  
Goodfellow Plant  
JKM Property Services Ltd  
McGill Electrical Ltd  
Milnbank Ltd  
MITIE Property Services Ltd  
Muirfield (Contracts) Ltd  
Quality Assured Prop Maint Ltd  
Thomson & Douglas Ltd

Lot 5 Change of Tenancy

AD Contracting (Scotland) Ltd  
Carillion Property Services  
CFM Building Services Ltd

Lot 2 Electrical work

AC Gold Services  
Carillion Property Services  
CFM Building Services Ltd  
D Adam and Co Ltd  
Enterprise Managed Services Ltd  
Gomer Electrical Limited  
IS McKenna Electrical Contractors  
JKM Property Services Ltd  
McGill Electrical Ltd  
MITIE Property Services Ltd  
Pyramid Joinery & Const Ltd  
Quality Assured Prop Maint Ltd  
Scottish Hydro Contracting  
SESC Ltd  
WM Mustard & Son Ltd

Lot 4 Plumber work

AD Contracting (Scotland) Ltd  
Carillion Property Services  
CFM Building Services Ltd  
David R Whyte Plu & Htg  
Enterprise Managed Services Ltd  
JKM Property Services Ltd  
LS Design  
McGill Electrical Ltd  
McIntosh & Fenton  
MITIE Property Services Ltd  
Muirfield (Contracts) Ltd  
Pyramid Joinery & Const Ltd  
Quality Assured Prop Maint Ltd

Derek McNulty Joiners  
Enterprise Managed Services Ltd  
JKM Property Services Ltd  
Logie Building Services Limited  
LS Design  
McGill Electrical Ltd  
Milnbank Ltd  
MITIE Property Services Ltd  
Muirfield (Contracts) Ltd  
Pyramid Joinery & Const Ltd  
Quality Assured Prop Maint Ltd  
ROK Building Ltd  
Thomson & Douglas Ltd

- 3.2 Each firm has been checked on its history, capability, financial standing and health and safety record, and other relevant information using Constructionline or from information contained in the Pre-Qualifying Questionnaire submitted to Angus Council. Based on this information the contractors were then assessed against the stated criteria. The contractors listed below have met all the requirements, based on the size and nature of the lots, and are recommended for selection to receive tender documents

(i) ARBROATH / CARNOUSTIE / MONIFIETH AREA

Lot 1 Joiner work

Carillion Property Services  
CFM Building Services  
Enterprise Managed Services Ltd  
LS Design  
McGill Electrical Ltd  
MITIE Property Services Ltd  
Quality Assured Prop Maint Ltd  
RS Joinery

Lot 2 Electrical work

Carillion Property Services  
CFM Building Services Ltd  
D Adam and Co Ltd  
Enterprise Managed Services Ltd  
McGill Electrical Ltd  
MITIE Property Services Ltd  
Quality Assured Prop Maint Ltd

Lot 3 Builder work

Carillion Property Services  
CFM Building Services Ltd  
Enterprise Managed S'ces Ltd  
McGill Electrical Ltd  
MITIE Property Services Ltd  
Muirfield (Contracts) Ltd  
Quality Assured Prop Maint Ltd

Lot 4 Plumber work

Carillion Property Services  
CFM Building Services Ltd  
Enterprise Managed S'ces Ltd  
McGill Electrical Ltd  
McIntosh & Fenton  
MITIE Property Services Ltd  
Quality Assured Prop Maint Ltd

Lot 5 Change of Tenancy

Carillion Property Services  
CFM Building Services Ltd  
Derek McNulty Joiners  
Enterprise Managed Services Ltd  
McGill Electrical Ltd  
MITIE Property Services Ltd  
Muirfield (Contracts) Ltd  
Pyramid Joinery & Const Ltd

(ii) BRECHIN / MONTROSE AREA

Lot 1 Joiner work

Carillion Property Services

Lot 2 Electrical work

Carillion Property Services

CFM Building Services Ltd  
Enterprise Managed Services Ltd  
JKM Property Services  
LS Design  
McGill Electrical Ltd  
MITIE Property Services Ltd  
Muirfield (Contracts) Ltd

CFM Building Services Ltd  
D Adam and Co Ltd  
Enterprise Managed Services Ltd  
McGill Electrical Ltd  
MITIE Property Services Ltd  
WM Mustard & Son Ltd

Lot 3 Builder work

Carillion Property Services  
CFM Building Services Ltd  
Enterprise Managed Services Ltd  
JKM Property Services Ltd  
McGill Electrical Ltd  
MITIE Property Services Ltd  
Muirfield (Contracts) Ltd

Lot 4 Plumber work

Carillion Property Services  
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Enterprise Managed Services Ltd  
McGill Electrical Ltd  
McIntosh & Fenton  
MITIE Property Services Ltd

Lot 5 Change of Tenancy

Carillion Property Services  
CFM Building Services Ltd  
Enterprise Managed Services Ltd  
Logie Building Services Limited  
LS Design  
McGill Electrical Ltd  
MITIE Property Services Ltd  
Muirfield (Contracts) Ltd

(iii) FORFAR / KIRRIEMUIR AREA

Lot 1 Joiner work

Carillion Property Services  
CFM Building Services Ltd  
David Petrie Joiners Ltd  
Enterprise Managed Services Ltd  
LS Design  
McGill Electrical Ltd  
MITIE Property Services Ltd  
Muirfield (Contracts) Ltd

Lot 2 Electrical work

Carillion Property Services  
CFM Building Services Ltd  
D Adam and Co Ltd  
Enterprise Managed Services Ltd  
McGill Electrical Ltd  
MITIE Property Services Ltd  
Quality Assured Prop Maint Ltd  
WM Mustard & Son Ltd

Lot 3 Builder work

Carillion Property Services  
CFM Building Services Ltd  
Enterprise Managed Services Ltd  
McGill Electrical Ltd  
Milnbank Ltd  
MITIE Property Services Ltd  
Muirfield (Contracts) Ltd  
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McGill Electrical Ltd  
McIntosh & Fenton  
MITIE Property Services Ltd  
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Lot 5 Change of Tenancy

Carillion Property Services  
CFM Building Services Ltd  
Enterprise Managed Services Ltd

LS Design  
McGill Electrical Ltd  
Milnbank Ltd  
MITIE Property Services Ltd  
Muirfield (Contracts) Ltd

3.3 The tender documents for the 15 lots will be issued to the contractors listed above in 3.2 in the near future for pricing. A further report will be brought before the Neighbourhood Services Committee in January 2010, detailing the successful contractor for each lot for approval, and this will allow sufficient time for these contractors to set up the required systems to deliver the new service from 1st April 2010.

#### **4. FINANCIAL IMPLICATIONS**

4.1 There are no financial implications specific to this report.

#### **5. HUMAN RIGHTS IMPLICATIONS**

5.1 There are no Human Rights implications arising from this report

#### **6. EQUALITIES IMPLICATIONS**

6.1 The issues contained in this Report fall within an approved category that has been confirmed as exempt from an equalities perspective.

#### **7. SINGLE OUTCOME AGREEMENT**

7.1 This report contributes to the following local outcome contained within the Single Outcome Agreement for Angus:-

- Sustainable business growth is achieved.
- Angus' built environment is protected and enhanced.

#### **8. CONSULTATION**

8.1 The Chief Executive, Director of Corporate Services, Head of Finance, Head of Law and Administration and Head of Property have been consulted in the preparation of this report

#### **9. CONCLUSION**

9.1 Each firm has been asked to supply information, or has been checked using Constructionline, on its history, capability and other relevant areas. As a result of an examination of the information received, it is recommended that the contractors selected for the lots described above be invited to tender for this project

**RON ASHTON**  
**DIRECTOR OF NEIGHBOURHOOD SERVICES**

**NOTE:** The background papers, as defined by Section 50D of the Local Government (Scotland) Act 1973 (other than any containing confidential or exempt information) which were relied on to any material extent in preparing the above report are:

- R765/08 Extension of Unplanned Repairs Contracts

**NS/AMcK/RB**