

ITEM No ...5.....

REPORT TO: NEIGHBOURHOOD SERVICES COMMITTEE – 27 JUNE 2016

REPORT ON: VARIOUS WORKS WEST KIRKTON 2ND BRITISH IRON AND STEEL (BISF) HOUSING

REPORT BY: EXECUTIVE DIRECTOR OF NEIGHBOURHOOD SERVICES

REPORT NO. 244-2016

1.0 PURPOSE OF REPORT

- 1.1. To request Committee approval for this project including External Wall Insulation (EWI), window replacement and associated asbestos removal works.

2.0 RECOMMENDATIONS

- 2.1 It is recommended that approval be given for the project below at:

Development	No of Properties	ECO Funding £	Council Contribution £	Total Cost £
West Kirkton 2 nd BISF (Works include EWI, window replacement and associated asbestos removal works).	42	58,800	871,904	930,704

3.0 FINANCIAL IMPLICATIONS

- 3.1 The Executive Director of Corporate Services has advised that capital expenditure of £930,704 can be met from allowances within the Housing HRA: Energy Efficiency section of the Capital Plan 2016-21

4.0 MAIN TEXT

- 4.1 The Council is required to ensure that its houses meet the Energy Efficiency Standard in Social Housing (EESH) by 2020. Improving thermal efficiency is a major theme of the Housing Revenue Account (HRA) Capital Plan, this also helps tackle fuel poverty and reduces carbon emissions. This assists in the delivery of objectives from the Fairness Commission to help households reduce their fuel bills whilst adequately heating their homes. In addition this project has attracted Energy Company Obligation (ECO) funding of £58,800 from SSE (Scottish and Southern Energy).

- 4.2 Houses such as these BISF types of a non traditional construction present particular challenges. To determine an appropriate insulation system which meets the required structural standards extensive design and engineering inputs have been required. Furthermore removal of asbestos from the external structure of the buildings and the subsequent air testing to the internal areas of the building is required at a cost of £281,239. Full window replacement will also be carried out as part of these works. The project will involve undertaking these works to a total of 42 council owned properties.
- 4.3 The project has been competitively procured by SSE which is Project managing the programme on behalf of the Council. The subcontractor will be Turner FM.

5.0 POLICY IMPLICATIONS

- 5.1 This report has been screened for any policy implications in respect of Sustainability, Strategic Environmental Assessment, Anti-Poverty, Equality Impact Assessment and Risk Management. There are no major issues.

6.0 CONSULTATIONS

- 6.1 The Chief Executive, Executive Director of Corporate Services, Head of Democratic and Legal Services and all other Chief Officers have been consulted in the preparation of this report and are in agreement.

7.0 BACKGROUND PAPERS

- 7.1 None.

Elaine Zwirlein
Executive Director of Neighbourhood Services

David Simpson
Head of Housing & Communities

20th June 2016