



City Chambers
DUNDEE
DD1 3BY

2nd May, 2025

Dear Colleague

You are requested to attend a MEETING of the **NEIGHBOURHOOD REGENERATION, HOUSING AND ESTATE MANAGEMENT COMMITTEE** to be held remotely on Monday, 12th May, 2025, to follow the meeting of the Children, Families and Communities Committee called for 5.00pm.

The meeting will be livestreamed to YouTube. Members of the Press or Public wishing to join the meeting as observers should follow this link www.dundee.gov.uk/live or alternatively they may attend in person.

Should you require any further information please contact Committee Services on telephone (01382) 434228 or by email at committee.services@dundee.gov.uk.

Yours faithfully

GREGORY COLGAN

Chief Executive

AGENDA OF BUSINESS

1 DECLARATION OF INTEREST

Members are reminded that, in terms of The Councillors Code, it is their responsibility to make decisions about whether to declare an interest in any item on this agenda and whether to take part in any discussions or voting.

This will include all interests, whether or not entered on your Register of Interests, which would reasonably be regarded as so significant that they are likely to prejudice your discussion or decision making.

2 TENDERS RECEIVED BY HEAD OF HOUSING, CONSTRUCTION AND COMMUNITIES SERVICES - Page 1

(Report No 140-2025 by the Executive Director of Neighbourhood Services, copy attached).

3 TENDERS RECEIVED BY HEAD OF DESIGN AND PROPERTY - Page 7

(Report No 151-2025 by the Executive Director of City Development, copy attached).

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ITEM No ...2.....

REPORT TO: NEIGHBOURHOOD REGENERATION, HOUSING AND ESTATE
MANAGEMENT COMMITTEE – 12 MAY 2025

REPORT ON: TENDERS RECEIVED BY HEAD OF HOUSING, CONSTRUCTION &
COMMUNITIES SERVICES

REPORT BY: EXECUTIVE DIRECTOR OF NEIGHBOURHOOD SERVICES

REPORT NO: 140-2025

1 PURPOSE OF REPORT

- 1.1 This report details the tenders received and seeks approval on acceptance thereof.

2 RECOMMENDATION

- 2.1 It is recommended that the Committee approve the acceptance of the tenders submitted by the undernoted contractor as set out in the report, with the total amount, including allowances detailed in Appendix 1.

3 FINANCIAL IMPLICATIONS

- 3.1 The Executive Director of Corporate Services has confirmed that funding for the above projects is available as detailed on the attached sheet.

4 SUMMARY OF PROJECTS TENDERED

- 4.1 The projects tendered represent reactive workstreams which operate for the whole of each financial year with projects brought forward based on identified and assessed need, often with input from multiple Council service areas.

The following tenders have been received by the Housing Service in relation to the projects detailed below:

Project Reference and Description	Contractor
21-543 – Individual Houses – Heating, Kitchen, Bathroom, & Rewire	Construction Services
23-500 – Non-cyclical Roof Replacement	Construction Services
24-17000 - Adaptations	Construction Services

5 POLICY IMPLICATIONS

- 5.1 This report has been subject to the Pre-IIA Screening Tool and does not make any recommendations for change to strategy, policy, procedures, services or funding and so has not been subject to an Integrated Impact Assessment. An appropriate Senior Manager has reviewed and agreed with this assessment.

6 CONSULTATIONS

- 6.1 The Council Leadership Team were consulted in the preparation of this report and are in agreement with its contents.

7 BACKGROUND PAPERS

- 7.1 None

Tony Boyle
Executive Director of Neighbourhood Services

Louise Butchart
Head of Housing, Construction & Communities Services

7 April 2025

APPENDIX 1

PROJECT	Individual Houses – Heating, Kitchen, Bathroom & Rewire 2025/26		
PROJECT NUMBER	21-543		
PROJECT INFORMATION	This project involves the replacement of heating systems (full or part), Kitchens, Bathrooms, and Rewiring (full or part) to individual houses identified during the financial year where the works are of a more urgent nature and therefore will not form part of an area-wide contract.		
ESTIMATED START AND COMPLETION DATES	May 2025 March 2026		
TOTAL COST	Contract	£452,500	
	Non-Contract Allowances	£10,000	
	Fees	£37,500	
	Total	<u>£500,000</u>	
FUNDING SOURCE	Capital Plan 2025-30 – Building Resilient and Empowered Communities- Housing HRA Element – Free from Serious Disrepair		
BUDGET PROVISION & PHASING	2025/26	£500,000	
ADDITIONAL FUNDING	None		
REVENUE IMPLICATIONS	None		
POLICY IMPLICATIONS	None		
TENDERS	Negotiated project		
	Contractor	Tender Amount	
	Construction Services	£452,500	
RECOMMENDATION	To approve the tender from Construction Services.		
SUB-CONTRACTORS	TBC		
BACKGROUND PAPERS	None		

PROJECT	Non-Cyclical Roofs 2025/26 - Roof Replacements	
PROJECT NUMBER	23-500	
PROJECT INFORMATION	This project involves the replacement of roof finishes to Housing properties. The full extent of work is determined by survey of each property once the roof is stripped. The individual addresses are identified as they arise throughout the contract period.	
ESTIMATED START AND COMPLETION DATES	May 2025 March 2026	
TOTAL COST	Contract	£588,250
	Non-Contract Allowances	£13,000
	Fees	£48,750
	Total	<u>£650,000</u>
FUNDING SOURCE	Capital Plan 2025-30 – Building Resilient and Empowered Communities- Housing HRA Element – Free from Serious Disrepair	
BUDGET PROVISION & PHASING	2025/26	£650,000
ADDITIONAL FUNDING	None	
REVENUE IMPLICATIONS	None	
POLICY IMPLICATIONS	None	
TENDERS	Negotiated project Contractor Construction Services	Tender Amount £588,250
RECOMMENDATION	To approve the tender from Construction Services.	
SUB-CONTRACTORS	TBC	
BACKGROUND PAPERS	None	

PROJECT	Adaptations								
PROJECT NUMBER	24-17000								
PROJECT INFORMATION	This project involves the adaptation of individual dwellings to suit the needs of the occupants, normally with input from Occupational Therapy or another Health professional. The adaptations include, but are not limited to, access ramps, showers, wet rooms, and kitchens.								
ESTIMATED START AND COMPLETION DATES	May 2025 March 2026								
TOTAL COST	<table> <tr> <td>Contract</td><td>£905,000</td></tr> <tr> <td>Non-Contract Allowances</td><td>£20,000</td></tr> <tr> <td>Fees</td><td>£75,000</td></tr> <tr> <td>Total</td><td><u>£1,000,000</u></td></tr> </table>	Contract	£905,000	Non-Contract Allowances	£20,000	Fees	£75,000	Total	<u>£1,000,000</u>
Contract	£905,000								
Non-Contract Allowances	£20,000								
Fees	£75,000								
Total	<u>£1,000,000</u>								
FUNDING SOURCE	Capital Plan 2025-30 – Building Resilient and Empowered Communities- Housing HRA Element – Miscellaneous								
BUDGET PROVISION & PHASING	2025/26 £1,000,000								
ADDITIONAL FUNDING	None								
REVENUE IMPLICATIONS	None								
POLICY IMPLICATIONS	None								
TENDERS	<table> <tr> <td>Negotiated project</td><td></td></tr> <tr> <td>Contractor</td><td>Tender Amount</td></tr> <tr> <td>Construction Services</td><td>£905,000</td></tr> </table>	Negotiated project		Contractor	Tender Amount	Construction Services	£905,000		
Negotiated project									
Contractor	Tender Amount								
Construction Services	£905,000								
RECOMMENDATION	To approve the tender from Construction Services.								
SUB-CONTRACTORS	TBC								
BACKGROUND PAPERS	None								

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ITEM No ...3.....

REPORT TO: NEIGHBOURHOOD REGENERATION, HOUSING AND ESTATE
MANAGEMENT COMMITTEE – 12 MAY 2025

REPORT ON: TENDERS RECEIVED BY HEAD OF DESIGN AND PROPERTY

REPORT BY: EXECUTIVE DIRECTOR OF CITY DEVELOPMENT

REPORT NO: 151-2025

1 PURPOSE OF REPORT

1.1 This report details tenders received and seeks approval on acceptance thereof.

2 RECOMMENDATION

2.1 It is recommended that the Committee:

- a delegates authority to the Executive Director of Corporate Services to complete a direct award call off from the SPA Framework (Public Buildings Construction and Infrastructure PB3) as set out in Appendix 1;
- b approve the acceptance of the tenders submitted by the undernoted contractor as set out in the report, with the total amount, including allowances detailed in Appendix 1; and
- c approves expenditure as set out in Appendix 1.

3 SUMMARY OF PROJECTS TENDERED

3.1 Tenders have been received by the Design and Property Division in relation to the projects detailed below.

Engineers Projects - Reference and Description	Contractor
Housing RAAC Support Works (Pilot Project)	Morrison Construction (t/a Galliford Try)

4 FINANCIAL IMPLICATIONS

4.1 The Executive Director of Corporate Services has confirmed that funding for the above projects is available as detailed on the attached sheet.

4.2 Where the Council utilise a national or local framework to procure construction and engineering works, all tenderers that have been assigned to the relevant framework have previously been assessed on a qualitative and cost basis, ensuring a highly competitive benchmark is set for the framework supply chain.

5 RISK ANALYSIS

5.1 There are four standard risks in any procurement and for public sector regulated procurements, a fifth is added, that of the procurement exercise itself breaching the public contract regulations and leaving the Council open to a legal challenge.

Description of Risk	Actions to be taken to manage Risk
Commercial Risk – That either the price objectives are not achieved up front or there are other costs that arise during the contract and diminish the overall benefits.	Low risk – the contract will be awarded through a compliant Framework.
Technical Risk – This concerns the difficulty in being able to specify the desired outcome and on the market being unable to deliver to the specification	Low risk – the contract will be tendered through a compliant procedure. Bidders are required to demonstrate technical competence as part of their admission to the Framework.
Performance Risk – This concerns the ability of suppliers to perform consistently over the life of the contract to deliver the planned benefits	Low risk – ongoing contract management will take place throughout the project.
Contractual Risk – Being able to remedy the shortcomings in the contractor's performance without severely damaging the contract and about avoiding reliance on the contracted supplier as the contract develops.	Low risk – NEC3 Short Form, Option B (BoQ) form of contract for works contract will be utilised for the call off. The contractor shall be proactively managed during the term of contract.
Legal Risk – where a procurement is found unsound in law, through the public procurement rules	<p>Low risk – this is a compliant route to market.</p> <p>There is a potential for future work coming from this pilot and the Council must ensure that the contractor does not obtain an unfair advantage in any future procurement exercise associated with this pilot project.</p> <p>The terms and conditions for the direct award contract must detail that the Council has ownership of the technical outputs from the pilot.</p>

6 POLICY IMPLICATIONS

- 6.1 This report has been subject to the Pre-IIA Screening Tool and does not make any recommendations for change to strategy, policy, procedures, services or funding and so has not been subject to an Integrated Impact Assessment. An appropriate Senior Manager has reviewed and agreed with this assessment.

7 CONSULTATIONS

- 7.1 The Council Leadership Team were consulted in the preparation of this report.

8 BACKGROUND PAPERS

- 8.1 Report 129-2024 - Neighbourhood Regeneration, Housing and Estate Management Committee
13 May 2024.

Neil Martin
Head of Design and Property

Author: Gary Brady

Robin Presswood
Executive Director of City Development

NM/SM

29 April 2025

Dundee City Council
Dundee House, Dundee

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APPENDIX 1

PROJECT	Housing RAAC Permanent Support Works (Pilot Project)											
PROJECT NUMBER	R4230											
PROJECT INFORMATION	<p>The project is to carry out remedial works to RAAC roofs in 5 void properties allocated by Housing for pilot works. The pilot properties have been selected to implement and test a practical, economic solution for each RAAC containing house type and to establish suitability for future roll out across the RAAC estate. The pilot remediation involves installing a new roof structure directly below the RAAC such that the RAAC is fully supported and made structurally redundant.</p> <p>In addition to the pilot project, the RAAC within communal areas to 5 properties in Menzieshill, currently in a poor condition, will have their redundant roof-mounted water tanks decommissioned and the RAAC remediated as above.</p>											
ESTIMATED START AND COMPLETION DATES	Start June 2025 Finish August 2025											
TOTAL COST	Contract		£299,127.52									
	Non-contract allowances		£78,417.10									
	Fees and Contingencies		<u>£122,455.38</u>									
	Total		<u>£500,000.00</u>									
FUNDING SOURCE	Capital Plan 2025-2030 – Building Resilient and Empowered Communities-Housing HRA Element – Capital Roofs											
BUDGET PROVISION & PHASING	2025/2026		£500,000.00									
ADDITIONAL FUNDING	None.											
REVENUE IMPLICATIONS	None.											
POLICY IMPLICATIONS	There are no major issues.											
TENDERS	<table><tr><td>Contractor</td><td>Submitted Tender</td><td>Quality Ranking</td><td>Cost/Quality Ranking</td></tr><tr><td>Morrison Construction</td><td>£299,127.52</td><td>N/A</td><td>N/A</td></tr></table>				Contractor	Submitted Tender	Quality Ranking	Cost/Quality Ranking	Morrison Construction	£299,127.52	N/A	N/A
Contractor	Submitted Tender	Quality Ranking	Cost/Quality Ranking									
Morrison Construction	£299,127.52	N/A	N/A									
RECOMMENDATION	To accept the submitted tender from Morrison Construction via the SPA National Framework. Morrison Construction were selected to tender as they have experience in delivering RAAC projects for private and public sector clients. Working with the Council’s in house design team allows shared knowledge to be brought to this pilot scheme and implement a practical solution to RAAC remediation with competitive market value.											
SUB-CONTRACTORS	N/A											
BACKGROUND PAPERS	Report 129-2024											