

## **HOUSING AND ENVIRONMENT COMMITTEE**

ABERDEEN, 20 January, 2010. - minute of meeting of the HOUSING AND ENVIRONMENT COMMITTEE. Present:- Councillor Malone, Convener; Councillor McDonald, Vice Convener; and Councillors Clark, Collie, Dunbar, Fletcher, Hunter, Laing (substitute for Councillor Cooney), Milne, Noble, Robertson, Kevin Stewart, Kirsty West (substitute for Councillor Corall), Young and Yuill.

### **DETERMINATION OF MATTERS OF URGENCY**

1. The Convener intimated that she would like the Committee to consider three reports on this day, namely:- (1) Contract Award – Council House New Build Programme Phase 1 – Byron Park Site; (2) Contract Award – Council House New Build Programme Phase 1 - Rorie Hall Site; and (3) Contract Award – Council House New Build Programme Phase 1 – Hayton Road site, all of which had been circulated at the meeting. The City Solicitor explained that it had not been possible to circulate the reports prior to this day due to officers seeking clarification from colleagues in the Legal Team on a number of factors in connection with the report. The Head of Service (Housing Management) explained to the Committee that it was imperative that these reports were discussed as a matter of urgency, due to Scottish Government stipulating that as a condition of the funding, the Council would have to be on site by 31 March, 2010.

Councillor Hunter moved as a procedural motion:-

that the Committee does not consider the three reports namely:- (1) Contract Award – Council House New Build Programme Phase 1 – Byron Park Site; (2) Contract Award – Council House New Build Programme Phase 1 - Rorie Hall Site; and (3) Contract Award – Council House New Build Programme Phase 1 – Hayton Road site on this day, and that these reports be considered at a further meeting of the Committee, within the next 2 – 3 days in order for members to have a number of points clarified by officers prior to a decision being taken.

On a division there voted:- for the procedural motion (5) - Councillors Collie, Hunter, Laing, Milne and Young; against the procedural motion (10) - the Convener; the Vice Convener; and Councillors Clark, Dunbar, Fletcher, Noble, Robertson, Kevin Stewart, Kirsty West and Yuill.

### **The Committee resolved:-**

to agree that the three reports as detailed above be considered on this day.

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**In terms of Standing Order 15(6) Councillors Collie, Hunter, Laing and Young declared their dissent in respect of the preceding decision.**

**BRIEFING ON COUNCIL HOUSE NEW BUILD PROGRAMME**

2. The Committee were provided with a briefing on the Council's New Build Council House Programme by the Head of Service (Housing Management).

Mr Whyte advised that the New Build Housing Programme presented the Council with an opportunity to create aspirational 21<sup>st</sup> century housing which was high quality, economical, sustainable, energy efficient and which met the future needs of tenants. The new Kick Start funding of £50m that had been available to local authorities in January, 2008 had allocated £2.1m to this Council in order to move forward a new generation of Council house building.

He continued by outlining the design key features in the design concept of the sites which included:- (a) low energy housing, progressing Scottish Government ideals for reducing carbon usage in the home, locally, nationally and ultimately worldwide; (b) grey water recycling of bath, basin and shower water to reuse for toilet flushing; (c) capturing rainwater for use as first stage water for toilet flushing and grey water top up; (d) whole house ventilation systems; (e) solar collection for water heating; (f) photo voltaics on a small scale to enable a reduction in mains generated electricity and a band A energy performance; and (g) low temperature heating systems, coupled with under floor or radiant heating.

Mr Whyte spoke through the three sites being considered on this day, and provided plans and 3D imaging in this respect.

**EXEMPT INFORMATION**

**The Committee resolved in terms of Section 50(A)(4) of the Local Government (Scotland) Act 1973 to exclude the press and public from the meeting during consideration of the following item of business so as to avoid disclosure of exempt information of the class described in paragraph 5, 8, 10 and 11 of Schedule 7(A) to the Act.**

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**BYRON PARK SITE – CONTRACT AWARD – COUNCIL HOUSE NEW BUILD PROGRAMME PHASE 1**

3. The Committee had before it a report by the Director of Housing and Environment which provided the results of a recent tender exercise that had been undertaken in respect of the Council's New Build Housing Programme (Phase 1) development, and requested approval to award the contract for the development of Byron Park to the preferred bidder, as identified within the report.

The report advised the Byron Park site would be developed as a "Home Zone" which would comprise of a mix of up to twenty eight units, (twelve 3 bedroom flats and sixteen 3 bedroom houses, both two storey) which would encourage a more flexible and innovative approach to the design of new residential streets to create a benchmark for higher quality design in the new development which would positively contribute to the character of the Northfield area. The report explained that a "Home Zone" was a residential street in which the road space was shared between drivers of motor vehicles, pedestrians, playing children, cyclists and low speed motor vehicles.

The report explained that this area was previously the site of an infant school, and the Aberdeen Local Plan stated that one third of the site must be retained as amenity area, and therefore, this had been incorporated towards the east of the site, which would serve as a buffer zone between the proposed Byron Park homes own and other primary schools (formerly Westerton School, now West Park School).

The report documented the criteria that had been listed within the tender documents; advised of the procurement process that had been undertaken; and provided an outline of all the contractors who had submitted a response in this regard.

Appended to the report was an explanation of the quality/price assessment criteria that had been utilised, and details of the outcome of the evaluation process.

**The Committee resolved:-**

- (i) to appoint the preferred bidder, Stewart Milne Construction Ltd, to undertake the construction works for the New Build Housing Programme (Phase 1) development at Byron Park as specified in the procurement;
- (ii) to note that this was subject to the preferred bidder's acceptance of the Council's terms and conditions as set out in the Invitation to Tender and the conclusion of appropriate contractual documents, including agreement on collateral warranties; and

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- (iii) to instruct that, in the event that the preferred bidder is not prepared to accept the Council's terms and conditions, the project team pursue the next organisation in line, until a contract is concluded.

**RORIE HALL SITE – CONTRACT AWARD – COUNCIL HOUSE NEW BUILD PROGRAMME PHASE 1**

4. The Committee had before it a report by the Director of Housing and Environment which presented the outcome of a recent tender exercise that had been undertaken in respect of the Council's New Build Housing Programme (Phase 1) development, and requested approval to award the contract for the development of Rorie Hall to the preferred bidder, as identified within the report.

The report advised that the Rorie Hall site would be developed in an individual manner, to reflect the concept of many other properties in the area, and would form an individual piece of architecture centrally located on the site focussing on views across Deeside. Properties on this site would cater for tenants to an amenity standard, whereby independent living was promoted, but additional assistance would be available when necessary. The report explained that two property types were proposed (1 and 2 bedroom apartments), and that the Rorie Hall site would comprise twenty seven new build domestic units (two 2 bedroom, and twenty five 1 bedroom apartments). The ground floor properties would have a small dedicated garden and terrace to the front of the property whilst first and second floor properties would each have a dedicated balcony. The report provided a floor space breakdown for the proposed properties.

The report documented the criteria that had been listed within the tender documents; advised of the procurement process that had been undertaken; and provided an outline of all the contractors who had submitted a response in this regard.

Appended to the report was an explanation of the quality/price assessment criteria that had been utilised, and details of the outcome of the evaluation process.

**The Committee resolved:-**

- (i) to appoint the preferred bidder, Stewart Milne Construction Ltd, to undertake the construction works for the New Build Housing Programme (Phase 1) development at Rorie Hall as specified in the procurement;

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- (ii) to note that this was subject to the preferred bidder's acceptance of the Council's terms and conditions as set out in the Invitation to Tender and the conclusion of appropriate contractual documents, including agreement on collateral warranties; and
- (iii) to instruct that, in the event that the preferred bidder is not prepared to accept the Council's terms and conditions, the project team pursue the next organisation in line, until a contract is concluded.

**HAYTON ROAD SITE - CONTRACT AWARD – COUNCIL HOUSE NEW BUILD PROGRAMME PHASE 1**

5. The Committee had before it a report by the Director of Housing and Environment which provided the outcome of the recent tender exercise undertaken in respect of the Council's New Build Housing Programme (Phase 1) development, and requested approval to award the contract for the development of Hayton Road to the preferred bidder contract as identified within the report.

The report advised that the Hayton Road site would be developed following the existing distinct pattern, utilising a mixture of three property types. The Hayton Road site was currently a prominent gateway to Tillydrone, and the proposed development was seen as a key initiation of regeneration in the area. The report continued that an environment would be created in which people could safely interact with each other and take pleasure in their surroundings. It was hoped that a combination of buildings and reclamation of disused space should create local identity and positively contribute to the character of Tillydrone.

The report explained that the Hayton Road site would comprise thirty new build domestic units (twelve 3 bedroom houses (with the possibility of a fourth bedroom on the ground floor), and eighteen two bedroom flats). The report provided details of the floor space for each of the property types.

The report documented the criteria that had been listed within the tender documents; advised of the procurement process that had been undertaken to date; and provided an outline of all the contractors who had submitted a response in this regard.

Appended to the report was an explanation of the quality/price assessment criteria that had been utilised, and details of the outcome of the evaluation process.

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**The Committee resolved:-**

- (i) to appoint the preferred bidder, Stewart Milne Construction Ltd to undertake the construction works for the New Build Housing Programme (Phase 1) development at Hayton Road as specified within the procurement;
- (ii) to note that this was subject to the preferred bidder's acceptance of the Council's terms and conditions as set out in the Invitation to Tender and the conclusion of appropriate contractual documents, including agreement on collateral warranties; and
- (iii) to instruct that, in the event that the preferred bidder is not prepared to accept the Council's terms and conditions, the project team pursue the next organisation in line, until a contract is concluded.

At this point the Legal Manager (Policy and Advice Team) advised (1) as to the next step in this process; (2) that a press release would not be issued regarding the above three Committee decisions until contracts were in place for all three sites; and (3) that the information contained within the reports, as well as the Committee's resolutions, would remain exempt until such time.

**The Committee further resolved:-**

to note the information provided by the Legal Manager.

- **COUNCILLOR AILEEN MALONE, Convener.**