

PROJECT DETAILS

CLIENT South Lanarkshire Council

PROJECT Void House Works

LOCATION South Lanarkshire Region

START DATE 18 October 2021

DURATION 42 Weeks

END DATE 30 August 2022

VALUE £1,430,894

RTM Scottish Procurement Alliance
Whole House Framework

CONTRACT SPA Standard Terms

ROLE Principal Contractor



PROJECT SUMMARY

South Lanarkshire Council (SLC) is a statutory landlord that operates with a housing stock of 25,328 units in the South Lanarkshire region.

In October 2021, SLC contracted with McConnell for a Void (Unlet) House Refurbishment Project via the Scottish Procurement Alliance, Whole House Refurbishment Framework.

The pool of Void houses had been unlet for three months or more and in most cases required significant refurbishment. Internal works including electrical re-wires, kitchen & bathroom installations and central heating upgrades, all to current standards, were commonplace. External works such as roof & render repairs, windows and glazed screens, controlled entry systems, etc, were more ad-hoc and tended to be exclusions from previous local planned maintenance investment programmes.

Working from an approved specification and schedule of rates, South Lanarkshire Council provided McConnell with Void houses in batches and we returned a completed Asbestos Survey, a Demolition and Refurbishment Survey, a Schedule of Rates and a Refurbishment Programme for each individual Void property.

Upon review of the survey, cost and programme information, the Council placed an order for each Void property which McConnell delivered in full compliance

with the approved specifications and the applicable statutory and regulatory building standards and regulations for domestic properties. Our performance was subsequently bench-marked against the Survey Recommendations, the Schedule of Rates, the Void Programme, our compliance with Statutory and Regulatory Obligations and, a suite of standard Key Performance Indicators in respect of Health & Safety, Quality Assurance and Environmental Conformance.

All materials, fixtures and fittings used in the refurbishment of the Void houses met current procurement standards and were procured in strict compliance with our Environmental and Sustainable Procurement policies.

In some cases, works were constrained by unavoidable Asbestos Works, all of which were undertaken and completed in strict compliance with the Control of Asbestos Regulations 2012 and the Control of Substances Hazardous to Health (COSHH) Regulations.

Works progressed concurrently and, by the end of the contract, 112 refurbished Void houses had been returned to the Council's letting pool at an average cost of £12,775 per Void and an average timescale of 20 working days (subject to asbestos works) all in compliance with the original specification and approved schedule of rates.

South Lanarkshire Council – Void House Works



INTERNAL SCOPE OF WORKS

- ▶ Asbestos Surveys & Asbestos Removals
- ▶ Refurbishment & Demolition Surveys
- ▶ Bathroom & Sanitary Ware Installations
- ▶ Wetroom Installations & Adaptations
- ▶ Central Heating Installations
- ▶ Electrical Installations & Rewiring
- ▶ Kitchen Installations
- ▶ Double Glazing Installations
- ▶ Mechanical & Electrical Installations
- ▶ Condensing Gas Boiler Upgrades
- ▶ Smoke Alarm & CO2 Detection
- ▶ Plasterwork & Ceramic Tiling
- ▶ Floor Renewals & Floor Coverings
- ▶ Internal Decoration
- ▶ Internal Joinery & Sheeting
- ▶ New Utility Meter Installations

EXTERNAL SCOPE OF WORKS

- ▶ General Builders' Work
- ▶ Pointing, Copings, Lintel, Sill Repairs
- ▶ Roof Renewals & Ad Hoc Repairs
- ▶ Chimney Removals & Leadwork
- ▶ Render Repairs and New Installations
- ▶ New Rainwater Goods
- ▶ Fascia, Soffit and Bargeboard Renewals
- ▶ External Painting & Protective Coatings
- ▶ Flue Liners and Flue Extensions
- ▶ Waste & Soil Pipe Renewals
- ▶ Storage Tank Replacements
- ▶ Door Entry Upgrades
- ▶ TV Aerial & Satellite Installations
- ▶ External Handrails & Balustrades
- ▶ Fencing & Gate Repairs
- ▶ Field drain, gulley, trap and manhole cover repairs.

CRITICAL SUCCESS FACTORS

- ▶ A diligent Pre-Contract Review and Settlement of the Specification and the Schedule of Rates prior to works commencing ensured that McConnell and the Council were "in sync" regarding specification, cost and value from the outset.
- ▶ Common elements such as sanitary ware, kitchen units, radiators, thermostatic valves, electric showers, pass doors, skirtings, tiles, paint and wet floor coverings were purchased early, in bulk, ensuring continuity of supply and cost.
- ▶ We operate with an established, highly experienced Void Management Team and we resourced the contract with the same Contract Management Team, Operatives and approved Specialist Subcontractors from start to finish.
- ▶ Operating from our regional base in East Kilbride and in control of our own fleet, we were agile, responsive and able to undertake and complete works in rural, remote locations as well as busy market-place towns and suburban centres across the whole region, much to the delight and satisfaction of the Council.