

South Lanarkshire Council

Using New Technologies to Save Money and Generate Income

Willie O'Brien, Building Services Co-ordinator

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- Aims and Objectives
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Aims and Objectives

- Maintain work in-house
- Generate Income
- Appropriately trained workforce
- Up-skilling of Workforce
- Develop Partnership working with suppliers
- Maintain and improve customer satisfaction

Activities

- New Build/ Refurbishment
- Heating Programme
- Asbestos
- Water Quality
- Fixed Electrical Testing
- Cosmetic Repairs

New Build/ Refurbishment

- The Council objective was to deliver 131 schools/nurseries i
- Building Services objective was to be involved in the process
- Introduce Design and Build teams to deliver Fast Track construction projects
- Provided training for Project and Site managers
- Progress since 2008:-
 - 25 Completed in-house
 - 5 Under Construction
 - 11 at Design stage

Muiredge Primary - New Build / Refurbishment



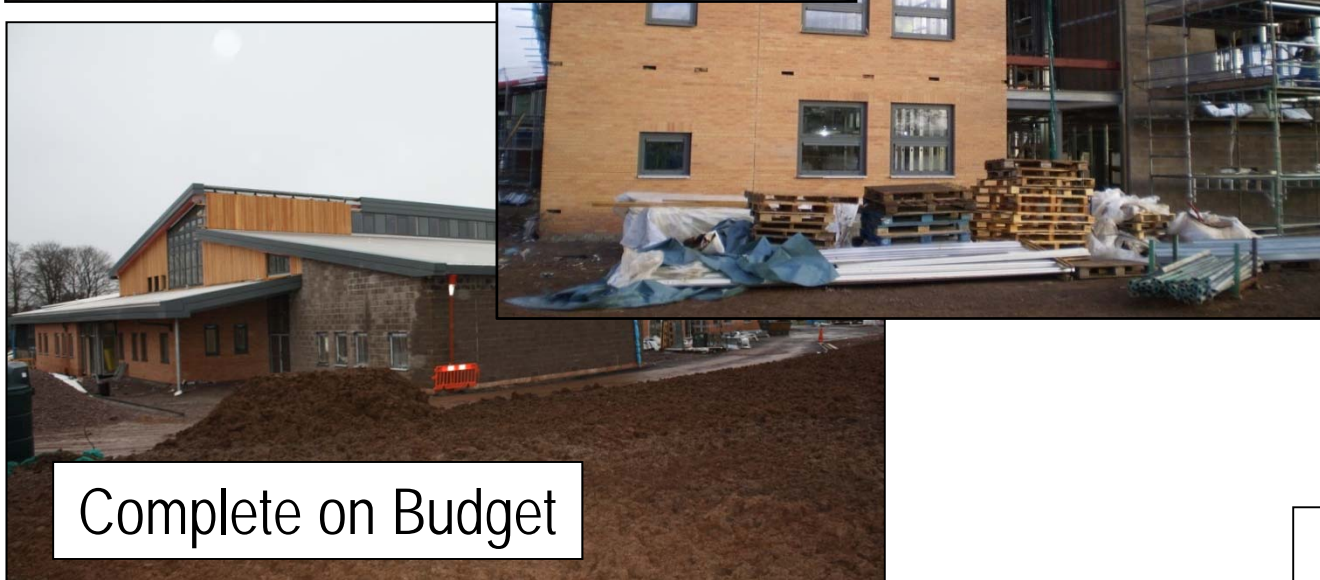
Kirklandpark Primary – New build



Approx £6.5m



12 classrooms



Complete on Budget

Complete on time

Westcoats Primary – Refurbishment



Approx £6m



20 classrooms

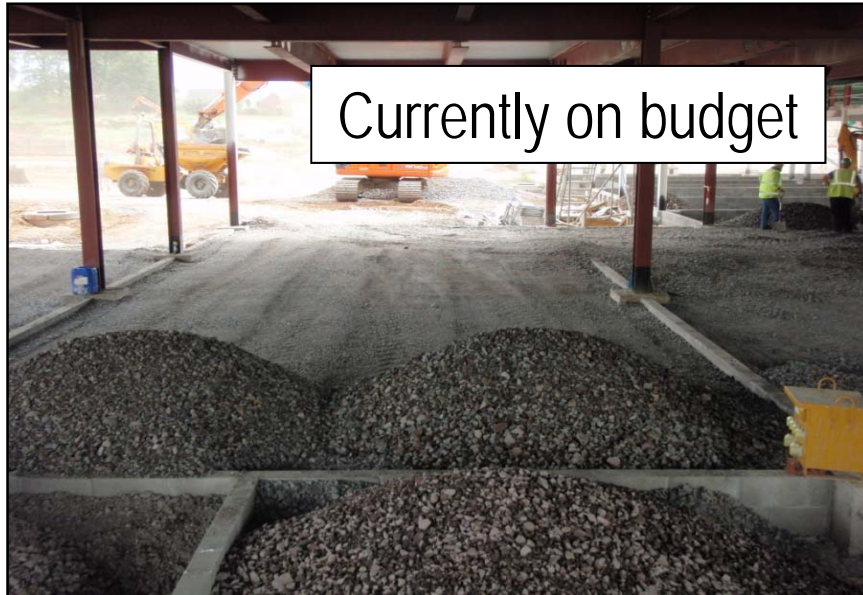


Complete on budget



Complete on time

Newton Primary – Newbuild



Heating Programme

- Circa 9,000 heating installations
 - Majority gas installs, remainder ASHP
- Up-skilling of Workforce
 - Transition from K&B, Gas Safe Registration/
Air Source Heat Pump installations
- Service Agent Agreement
 - 5 Year Warranty (Parts & Labour)
 - Trained Supervisors accredited by our suppliers
 - Training facilities within Business Unit
 - Provision of parts from suppliers
 - Generate income

Training Facility Boilers



Training Facility ASHP



Asbestos works

- In excess £1.4m paid to external contractors
- Small Asbestos Removal Team – 15 employees
- Re-trained operatives and expanded to 45 employees trained to Category B Non licence works
- Works include:-
 - Soffit removal, blow air heating removal, asbestos cement panel removal
 - Back boiler removal, solid fuel fire removal in conjunction with central heating programme
 - Textured coating ceiling removal and renewal, fire damaged and flood damage reinstatement works
 - Tank lid removal and renewal programme
 - SEPA Licence and transfer station. (last audit – Excellent rating).
- Income generated in excess £1m

Water Quality Management

- Previous external contractor in place
- Reviewed work content
- Identified training course – BS2 Legionellosis in hot and cold water systems
- 7 employees trained to carry out Risk Assessments, WQ Monitoring and Remedials
- Income generated approx £500k

Fixed Electrical Testing

- New work-stream
- Reviewed work content
- Suitably trained resources available in-house
- Negotiated price for works including small repairs
- Income generated approx £1.15m 15/16

Cosmetic repairs

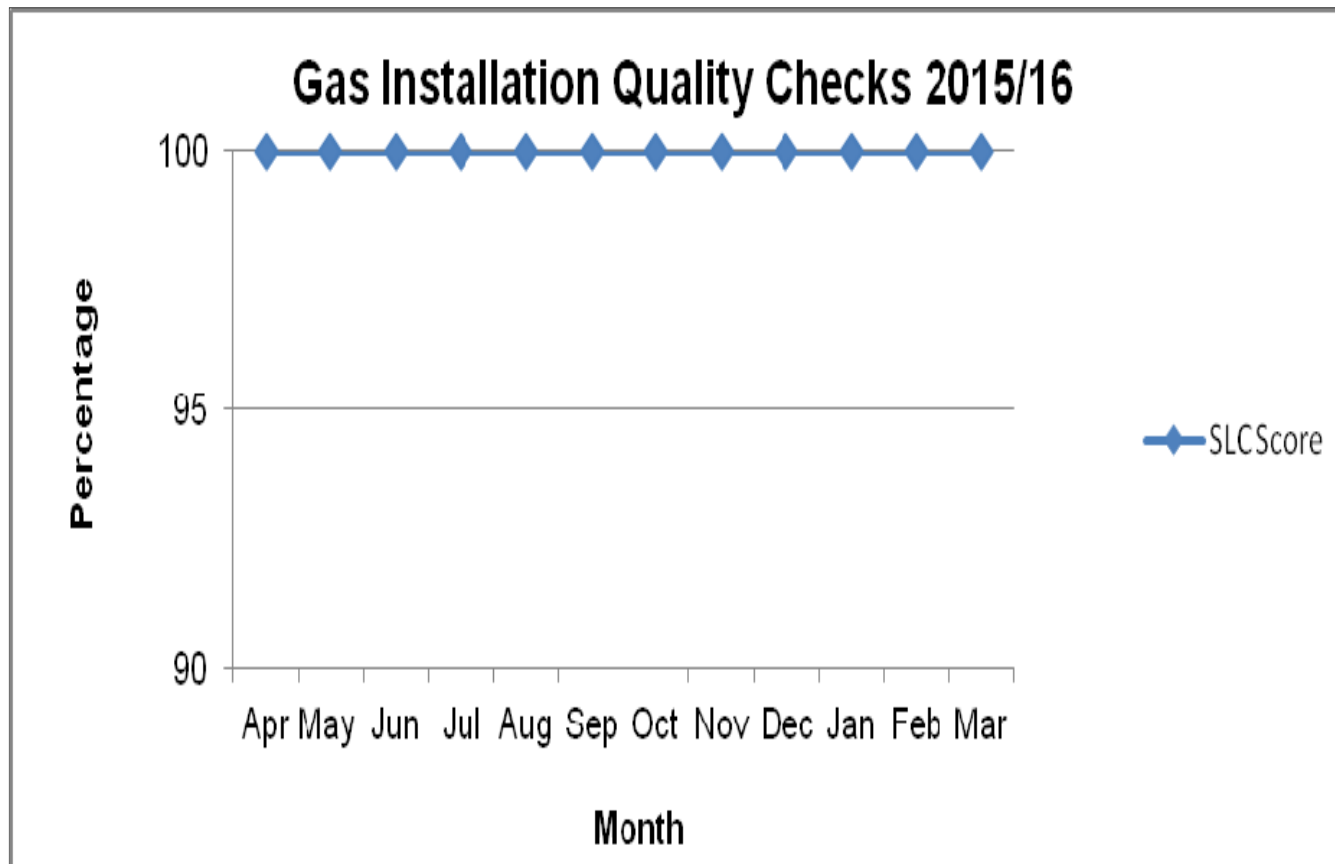
- New work-stream, previously sub-contracted
- Reviewed work content – Repair or Replace
- Sourced and provided training to 5 operatives (Nip & Tuck UK Ltd)
- Worked commenced in Void Properties
 - Worktops, sinks, toilet bowls, baths, washbasins, PVC doors and windows and bathroom wall boards
- Expanded to day to day repairs
- Average saving £200 per repair

Opportunities/ Benefits

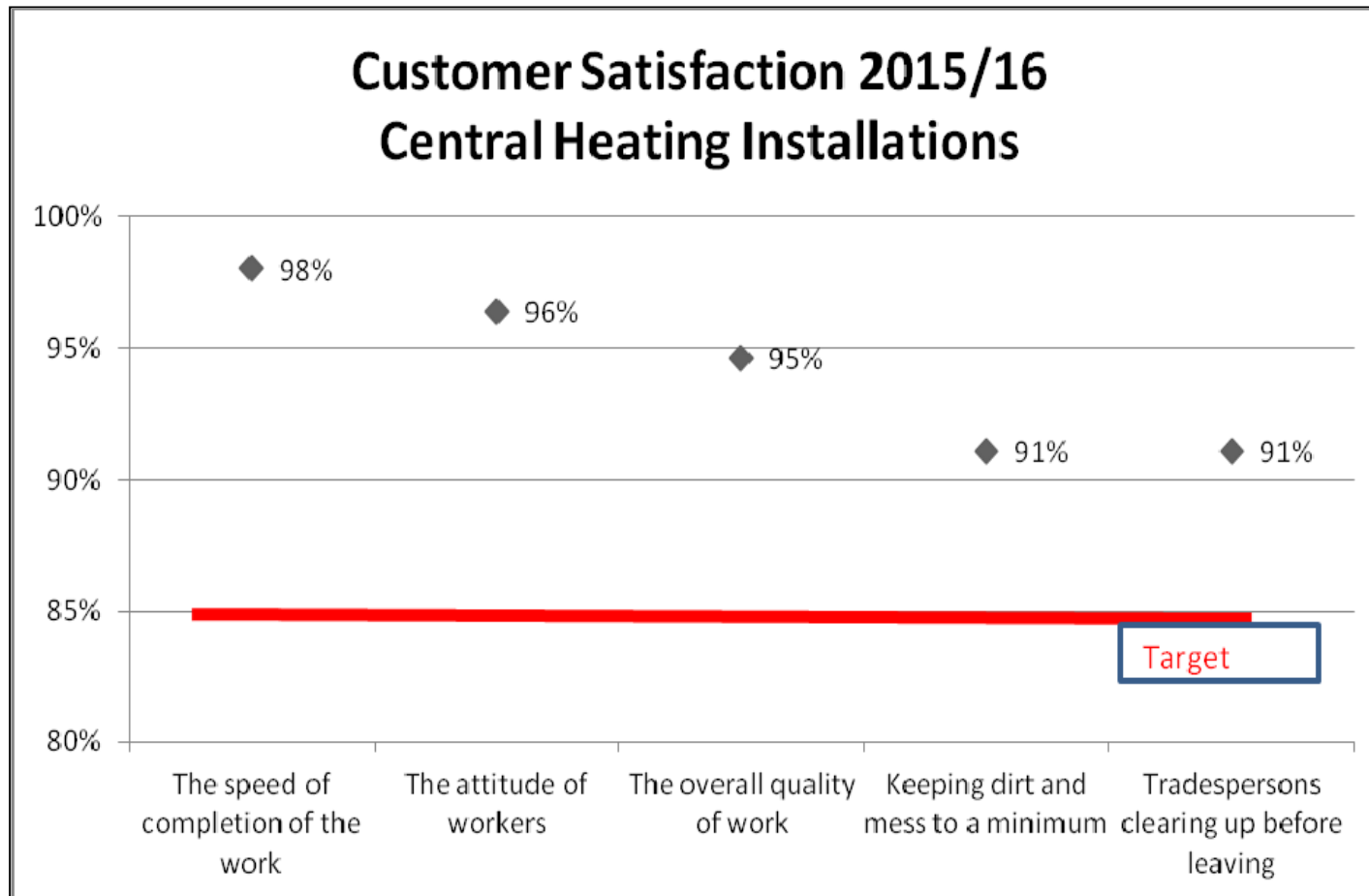
- Review workload
- Identify possibilities
- Costs against income
 - Indirect costs already in place
- Closer control of work activities
- Income generation
- Investment opportunities in workforce
- Basic skills already in place
- Multi-skilling of workforce
- Improves customer satisfaction

Performance 2015/16

New Installations



Customer Satisfaction



Future Developments

- Council House Building Programme
 - 12 amenity flats under construction in Uddingston (2 blocks of 6)
- Expansion of cosmetic repair service to non-housing
- Solar PV panel installations
 - Completed pilot exercise – Supported accommodation sponsored by supplier
 - Trained supervisors and operatives to design, install and maintain
 - Two jobs due on site

New Build Flats - Uddingston



New Build Flats - Uddingston



Contact for further
information:

William.o'brien@southlanarkshire.gov.uk