

EAST AYRSHIRE COUNCIL

CABINET - 19 DECEMBER 2007

**EXTERNAL ENVELOPE ENHANCEMENT
PROPOSED EXTENSION TO INCLUDE 7 & 9 KERR ROAD, KILMARNOCK**

**Joint report by the Executive Head of Finance and Asset Management and the
Executive Director of Neighbourhood Services**

1. PURPOSE OF REPORT

- 1.1 To seek approval for Technical Services to negotiate and extend the contract with A. C. Whyte Ltd. for the fabric upgrade at 1-3 McBeth Drive, Kilmarnock to include the additional works to re-roof two blocks of flats at 7 and 9 Kerr Road, Kilmarnock.

2. BACKGROUND

- 2.1 Competitive offers were invited for the fabric upgrading works to three blocks of flats at 1-3 McBeth Drive, Kilmarnock. The contract was awarded to A.C Whyte Ltd., Glasgow, on 17th September, 2007, in the amount of £751,170.00.
- 2.2 The scope of the works extends to forming a new pitched roof upon the existing flat roof, and overcladding and thermally improving the external walls.
- 2.3 The accepted tender level was very favourable when compared with the balance of tenders received, and was some 28.7% lower than the second lowest tender received.

3. FURTHER SCOPE OF WORKS

- 3.1 The current year's Housing Investment Programme provides for specialist re-roofing works, with an approved budget of £121,000.00, for financial year 2007/2008 and a further £121,000.00 for financial year 2008/2009, inclusive of professional fees.
- 3.2 The addresses proposed against this heading are 7 and 9 Kerr Road, Kilmarnock. These addresses are similar in nature to those at McBeth Drive, Kilmarnock, in that they are flatted accommodation with each block being 5 storeys high. The physical layout of the blocks is not identical, however are broadly similar.
- 3.3 The extent of roofing works required to the Kerr Road flats is technically very similar to that being undertaken at McBeth Drive, in that it involves the same type of conversion from flat to pitched roofs, and the intended roofing material will be the same.
- 3.4 It is proposed therefore that the contract with AC Whyte Ltd. be extended, at same rates and conditions, to incorporate the specialist re-roofing works to 7 and 9 Kerr Road, Kilmarnock.
- 3.5 Extending the existing contract with A.C. Whyte Ltd. will expedite progress on site, when compared with the time taken to enter into fresh competitive tendering.
- 3.6 A.C. Whyte Ltd have indicated that they are willing to proceed on this basis.

4. LEGAL IMPLICATIONS

4.1 This report is presented in terms of paragraph 9(3) of the Councils Standing Orders Relating to Contracts (contract extension).

5. FINANCIAL IMPLICATIONS

3.7 The cost of the re-roofing works is to be met from existing allocated funds.

3.8 Proposals to extend the existing Contract is listed hereunder:-

| CONTRACT | CONTRACTOR | VALUE |
|---|----------------------------|-----------------------|
| Fabric upgrade at 1-3 McBeth Drive, Kilmarnock | A.C. Whyte Ltd. | £751,170.00. |
| Proposed extension of contract to cover 7 and 9 Kerr Road, Kilmarnock | A.C. Whyte Ltd. (Proposed) | Estimated £240,000.00 |
| | ESTIMATED TOTAL | £991,170.00 |

6. COMMUNITY PLAN / POLICY IMPLICATIONS

6.1 The re-roofing works form an integral part of the current years Housing Improvement Programme, and is an important project in terms of delivering the Councils objectives in meeting the required Scottish Housing Quality Standards.

6.2 The security and well being of our communities and is linked to the Community Plan themes of 'Improving Health' and 'Improving the Environment'.

6. RECOMMENDATIONS

6.1 It is recommended that members

1. Approve the extension of a the contract with A.C.Whyte Ltd. for the fabric upgrade at 1-3 McBeth Drive, Kilmarnock to include the specialist re-roofing works at 7 and 9 Kerr Road, Kilmarnock under the terms of paragraph 9(3) of the Councils Standing Orders Relating to Contracts (contract extension).

**Executive Head of Finance
and Asset Management**

**Executive Director of
Neighbourhood Services**

27th NOVEMBER 2007

AP/CC

LIST OF BACKGROUND PAPERS

Nil

For further information on this report, please contact Alan Paterson, Principal Quantity Surveyor, Technical Services (Tel: 01563 55 5249).

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