

## EAST AYRSHIRE COUNCIL

### HOUSING COMMITTEE - 17 MAY 2006

#### REINSTATEMENT OF FIRE DAMAGED PROPERTIES AT 76 CRAIGLEA CRESCENT, BELLSBANK AND 79 BARBIESTON TERRACE, DALRYMPLE

##### Report by the Executive Director of Development and Property Services

#### 1. PURPOSE OF REPORT

- 1.1 To advise members of the contractual overspend upon the above project.

#### 2. BACKGROUND

- 2.1 The contract for Re-instatement of Fire Damaged Properties at 76 Craiglea Crescent, Bellsbank and 79 Barbieston Terrace, Dalrymple was accepted by the Council on 4<sup>th</sup> August 2005, for works to be carried out by William Paton & Sons Ltd in the sum of £82,069.34. Works commenced on site on 5<sup>th</sup> September 2005.

#### 3. SCOPE OF WORKS

- 3.1 The tendered works comprised the repair of internal joinerwork and finishes, replacement of doors, windows, kitchen and sanitary ware, the renewal of existing electrical, heating and plumbing services.

#### 4. CONTRACTUAL OVERSPEND

- 4.1 Additional works were required to the mid floor at 79 Barbieston Terrace, Dalrymple, which in turn resulted in more renewal works to partitions etc.
- 4.2 More existing doors had to be replaced in both houses than had been anticipated.
- 4.3 Additional fans were fitted to kitchen in both houses.
- 4.4 It was necessary to excavate the existing concrete floor and lay a duct for electrical cable at 76 Craiglea Crescent, Bellsbank.
- 4.5 Also, additional hot and cold supplies together with waste pipes were fitted for washing machines in both dwellings.

#### 5. FINANCIAL IMPLICATIONS

- 5.1 Additional Costs have been identified as detailed in the following table:

Amount of Final Account	£84,658.80
Less:	
Amount of Contract Acceptance	<u>£82,069.34</u>
<b>ADDITIONAL COST</b>	<b><u>£ 2,589.46</u></b>

**5.2** Certain of the costs of additional work were contained within the Contract Sum due to savings elsewhere, however, the overall cost of the additional works detailed above means that the Contract Sum will be exceeded thus requiring formal approval.

**5.3** The Loss Adjuster acting on behalf of the Council's insurers has confirmed that certain of the additional works, amounting to £1,506.56 will be dealt with as part of the insurance settlement and has agreed to on additional payment of that sum. The balance of expenditure amounting to £1,082.90 is not recoverable under the terms of the Council's insurer's agreement, and is therefore must be funded from the Council resources.

## **6. LEGAL POLICY IMPLICATIONS**

**6.1** The Council is contractually bound to pay the Contractor for works instructed.

## **7. RECOMMENDATIONS**

**7.1** It is recommended that members:

- i. Approve the additional expenditure as detailed in Paragraph 5.1; and
- ii. Note the contents of the report

**James Lavery**  
**Executive Director of Development**  
**& Property Services**

26 April 2006  
JL/AP

## **LIST OF BACKGROUND PAPERS**

Nil

For further information please contact Alan Paterson, Principal Quantity Surveyor on 01563 555249.

Implementation Officer – [alan.paterson@east-ayrshire.gov.uk](mailto:alan.paterson@east-ayrshire.gov.uk)