

EAST AYRSHIRE COUNCIL

HOUSING COMMITTEE - 17 MAY 2006

**REINSTATEMENT OF FIRE DAMAGED PROPERTY AT 57 BARSHARE ROAD,
CUMNOCK**

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 Property at 57 Barshare Road, Cumnock was accepted by the Council on 12 December 2005, for works to be carried out by D McLaughlin & Sons in the sum of £41,062.10. Works commenced on site on 13th February 2006.

3. SCOPE OF WORKS

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

4. CONTRACTUAL OVERSPEND

- 4.1 The roof to the property consists of a pitched roof clad with interlocking roof tiles on timber trusses, laid on top of the original flat roof. After removal of the roof debris, the structure of the original roof was inspected for deterioration and fire damage. It was found that the structure, including the main roof beams, showed signs of rot. It was necessary to remove original flat roof structure and replace the main roof structure.
- 4.2 Water damage to the main timber lintel which supported adjacent main roof beams required the lintel to be removed and replaced by a steel beam.
- 4.3 Water damage to the existing surface finishes required the removal of all internal plaster. Walls were strapped with treated battens and lined with Gyproc wallboard.
- 4.4 As a result of the more extensive downtaking works additional electrical and plumbing works were required.

5. FINANCIAL IMPLICATIONS

5.1	Estimated Final Measurement	£53,062.10
	LESS	
	Amount of Contract Acceptance	<u>£41,062.10</u>

ADDITIONAL COST **£12,000.00**

5.2 The anticipated overall cost of the additional works detailed above mean that the Contract Sum will be exceeded thus requiring further approval.

5.3 The Loss Adjuster has been provided with the detail of the additional work and will revert in due course with his recommendations for settlement of the cost of the works. Due to the nature of the additional works it is anticipated that little or any contribution will be made by the Loss Adjuster. Consequently, provision is made for the whole of the additional cost to be funded from 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.

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