

EAST AYRSHIRE COUNCIL

HOUSING COMMITTEE - 8 SEPTEMBER 2004

**REINSTATEMENT OF FIRE DAMAGE AT 115 PARK CRESCENT,
DALMELLINGTON**

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

- 2.1 115 Park Crescent, Dalmellington was extensively damaged by fire on 24th November 2003, affecting both the external and the internal fabric and structure of the building.
- 2.2 The contract for the Re-instatement works was accepted by the Council on 26th January 2004, in the sum of £22,518.11, and works commenced on site on 8th March 2004.

3. CONTRACTUAL OVERSPEND

- 3.1 During the course of the works it was discovered that areas of wall plaster had failed as a result of the fire. Furthermore, the bathroom sanitary ware which it had been hoped would have been retained had failed, requiring renewal.
- 3.2 Following meetings on site involving Technical Services representatives, the Contractor (Ark Joinery) and the Loss Adjuster it was agreed that it was necessary to extend the scope of the works to include the additional re-instatement works of hacking off plaster to the walls and the subsequent re-instatement of the walls, together with renewal of bathroom sanitary ware.

4. FINANCIAL IMPLICATIONS

- 4.1 Amount of Contract Acceptance £ 22,518.11

ESTIMATED FINAL MEASUREMENT £ 25,353.11

LESS:

Amount of Contract Acceptance £ 22,518.11

ADDITIONAL COST £ 2,835.00

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 mean that the Contract Sum will be exceeded thus requiring formal approval.

The Loss Adjuster acting on behalf of the Council's insurers has confirmed that the additional works will be dealt with as part of the overall insurance settlement and has agreed to payment of the additional £2,835.00.

5. LEGAL POLICY IMPLICATIONS

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

6. RECOMMENDATIONS

6.1 It is recommended that members

(i) Approval be obtained in respect of additional expenditure.

James Lavery
Executive Director of Development and Property Services
23 August 2004

LIST OF BACKGROUND PAPERS

NIL

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

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