

## **EAST AYRSHIRE COUNCIL**

### **SOCIAL WORK COMMITTEE : 27 JANUARY 2005**

#### **REFURBISHMENT OF ROSS COURT, GALSTON**

##### **Report by the Executive Director of Educational and Social Services**

#### **1. PURPOSE OF REPORT**

- 1.1 To update Committee on the progress of the Best Value Service Review of Older Peoples Residential Homes operated by the Council, in particular, Ross Court, Galston.

#### **2. BACKGROUND**

- 2.1 As part of the overall upgrading of the Council's residential facilities major building work and refurbishment of Ross Court, Galston commenced on 15 November 2004 with a completion date of 18 March 2005.

#### **3. CURRENT SITUATION**

- 3.1 In late December Technical Services informed that Anderson and Innes, the local company who had been contracted to undertake the work at Ross Court may have gone into Receivership. At this point the residential home at Ross Court was secured, and a security firm was subsequently put on site.
- 3.2 The above situation has since been confirmed. The Council was notified on 7 January 2005 by Mr Peter Mackie of Ernst and Young Chartered Accountants, Glasgow that he had been appointed Receiver in the affairs of Anderson and Innes Ltd. East Ayrshire Legal Services will now support correspondence with the Receiver, and the contractual relationship with Anderson and Innes will cease.

#### **4. IMPLICATIONS**

- 4.1 The Receiver appointed, in respect of Anderson and Innes has indicated that the company are not in a position to complete the works.
- 4.2 The Council subsequently entered into negotiations with the second contractor from the original tendering process and a recommendation was agreed at Emergency Powers Committee on 13 January 2005 that Fullwood Holdings Limited are awarded the contract to complete the works.
- 4.3 Technical services have negotiated that the new contractor will be on site by mid February
- 4.4 Despite a speedy response it is now apparent that the new service will not commence until June/July 2005. Two months later than originally intended.

4.5 The refurbishment of Cessnock Gardens is due to commence in June 2005. Due to staffing and capacity implications connected to the above this will now be delayed by a similar timescale.

## **5. FINANCIAL IMPLICATIONS**

5.1 As an alternative contractor has now been agreed, there will be additional costs as reflected in the original figures committed in the tender.

5.2 There will also be secondary costs outwith the contractor difficulties e.g. maintaining security of the building.

5.3 The full additional costs are anticipated to be in the region of £93,000 above the original budget of £570,000. Consultation within the Department has commenced as to how this additional cost can be met.

## **6. PERSONNEL IMPLICATIONS**

6.1 Staff from Ross Court are redeployed across the three remaining homes within East Ayrshire. This would require to continue for an extended period and may result in further financial implications. Work is in progress to ascertain this.

## **7. CONCLUSIONS**

7.1 Social Work will act on the advice of technical and legal services in order to progress the Ross Court development with minimum delay.

7.2 This development does not impact on the direct care of service users.

## **8. RECOMMENDATIONS**

8.1 It is recommended that Committee:

- (i) note the content of this report and the resulting implications.

**John Mulgrew**  
**Executive Director of Educational & Social Services**  
**7 January 2005**  
**Enc (0)**

### **LIST OF BACKGROUND PAPERS**

Nil

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