

EAST AYRSHIRE COUNCIL

EMERGENCY POWERS COMMITTEE -22 JULY 2002

REINSTATEMENT OF FIRE DAMAGE AT 25 TO 31 MASON AVENUE, NEW CUMNOCK

Report by the Director of Homes and Technical Services

1. PURPOSE OF REPORT

- 1.1 This report is to advise of the contractual overspend upon the above project.

2. BACKGROUND

- 2.1 Four flatted properties with a common close at 25 to 31 Mason Avenue, New Cumnock were extensively damaged by fire on 13 January 2002, affecting both the roof structure and internal fabric of the building.
- 2.2 The roof structure at that time was in a dangerous condition with the building being susceptible to further damage by water ingress.
- 2.3 Consequently it was decided that the roof structure be made safe and reinstated by East Ayrshire Council, Building and Works as an emergency response with a separate tender being let for the internal reinstatement thereby making the roof structure safe and enabling the water ingress to be stopped at the earliest possible time.
- 2.4 The contract for the reinstatement of the internal fabric of the building was accepted by the Council on 16 April 2002 in the sum of £32,355.21.

3. CONTRACTUAL OVERSPEND

- 3.1 In the time between the internal reinstatement contract being accepted and the contractor starting on-site, significant further deterioration of the internal fabric of the building had taken place due to water penetration.
- 3.2 Following meetings on site involving Technical Services representatives, the Contractor (Ark Joinery) and the Loss Adjuster, it was agreed to extend the scope of the works to carry out additional reinstatement works.
- 3.3 In order to reinstate the internal fabric of the building to current standards, certain improvements have been carried out.

These comprise the following:-

- (i) sound deafening between flats
- (ii) additional kitchen units
- (iii) repositioning gas meter
- (iv) repositioning boiler

- 3.4** In order to have all four flats ready for letting upon completion of the reinstatement works, further improvements are to be carried out.

These comprise the following:-

- (i) vandal proof door entry system in lieu of normal specification for door entry system.
- (ii) Decoration to flat no's 25 and 27.

4. FINANCIAL IMPLICATIONS

4.1 Amount of Contract Acceptance £32,355.21

4.2 Additional costs:

Amount of estimated final account £41,000,00

Less:

Amount of Contract acceptance £32,355.21

ADDITIONAL COST £8,644.79

The additional costs detailed above mean that the Contract sum will exceed the 10% tolerance thus requiring formal approval.

- 4.3** The Loss Adjuster acting on behalf of the Council's Insurers has confirmed that the additional work, due to water penetration, detailed in paragraphs 3.1 and 3.2, will be dealt with as part of the overall insurance settlement.

- 4.4** The Loss Adjuster has confirmed that the additional works to meet current standards and to have all four flats ready for letting, detailed in paragraphs 3.3 and 3.4, will require to be borne by the Council.

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 Committee approve the additional expenditure.

James Lavery
Director of Homes and Technical Services
SC/WT
18 July 2002

LIST OF BACKGROUND PAPERS

Nil

For further information please contact Samuel Cameron, Senior Quality Surveyor,
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AGENDA