

**EAST AYRSHIRE COUNCIL**

**HOUSING COMMITTEE – 31 JANUARY 2001**

**DAMPNESS ERADICATION AT FULTON'S LANE, KILMARNOCK**

**Report by the Director of Homes and Technical Services**

**1. PURPOSE OF REPORT**

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

**2. BACKGROUND**

- 2.1 The Contract was accepted by the Council on 3<sup>rd</sup> October 2000, in the sum of £26,242.62. Works were programmed to be complete on site on 1<sup>st</sup> December 2000.
- 2.2 During the course of the project it became evident that additional work would be required which was not included within the tendered scope of work.
- 2.3 The Councils' Standing Orders Relating to Contracts require Committee approval where the final cost of a contract exceeds the accepted Contract Sum by more than 10%.
- 2.4 In this instance, the programmed timescale for completion prevented a report being submitted to Committee in advance of the work being executed. Consequently the Chair of the Housing Committee was advised, and the work was subsequently carried out.

**3. CONTRACTUAL OVERSPEND**

- 3.1 During removal of the existing inadequately installed cavity insulation, the following deficient items were discovered, which if left unattended, would have resulted in continued water penetration through the outer fabric of the external walls
- a) Excessive amounts of mortar droppings within cavities.
  - b) Missing or deficient damp proof membranes at lintols.
- 3.2 The works as tendered require the use of a full height scaffold to the perimeter of the building, consequently the most cost effective method of carrying out the additional works was to proceed to remedy the defects in conjunction with the tendered works.

#### 4. FINANCIAL IMPLICATIONS

4.1

Amount of Contract Acceptance      £26,242.62

*Additional Costs*

Estimated Final Measurement      £35,000.00

*Less*

Amount of Contract Sum      £26,242.62

**ADDITIONAL COST      £ 8,757.38**

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

#### 5. LEGAL POLICY IMPLICATIONS

5.1 The Council is contractually bound to pay the Contractor for works instructed. The work undertaken will contribute to the Council's policy of improvement to buildings and service provision.

#### 6. RECOMMENDATION

6.1 It is recommended that:-

- (i) Approval be obtained in respect of additional expenditure exceeding the 10% tolerance.

James Lavery  
Director of Homes and Technical Services  
3 January 2001

#### LIST OF BACKGROUND PAPERS

Nil

For further information please contact James Lavery, Director of Homes and Technical Services on 01563 554875

Implementation Officer: Campbell Johnston, Design Services Manager

**AGENDA**