

EAST AYRSHIRE COUNCIL

HOUSING COMMITTEE – 21 MARCH, 2002

**13-47, 49-83 AND 85-119 DAVID DALE AVENUE, STEWARTON –
ENVIRONMENTAL WORKS**

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 23rd January, 2002, in the sum of £174,087.84. Works are programmed to be complete on site on 17th April, 2002.
- 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 Director, in consultation with the Convener of Housing, gave authority to continue with the work in advance of Committee approval.

3. CONTRACTUAL OVERSPEND

- 3.1 The works as tendered comprise renewing gutters and fascias as necessary, removing existing chimneyheads, cleaning roof tiles together with limited repair works, hacking off and renewing external render as necessary.
- 3.2 These blocks are three storey in height, therefore it was not possible to carry out a condition survey of the roofs in advance of the works being executed. In the event, it has now been established that the concrete roof tiles are in an extremely poor condition. The faces of the tiles have eroded badly, and interlocking joints have broken down. These roofs require to be re-tiled.
- 3.3 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 is to proceed in conjunction with the tendered works.

4. FINANCIAL IMPLICATION

4.1 Amount of Contract Acceptance £174,087.84

4.2 Additional Costs

Estimated Final Measurement £228,087.84

Less

Amount of Contract Sum £174,087.84

ADDITIONAL COST £54,000.00

4.3 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

LIST OF BACKGROUND PAPERS

Nil

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

AGENDA