

EAST AYRSHIRE COUNCIL

HOUSING COMMITTEE – 12 SEPTEMBER 2001

EXTERNAL UPGRADES TO FULTONS LANE, KILMARNOCK

Report by the Director of Homes and Technical Services

1. PURPOSE OF REPORT

- 1.1 To advise members of the improvements being carried out at Fultons Lane and to seek approval of a negotiated extension to the contract currently in place, in order to carry out similar works to further addresses in Fultons Lane.

2. BACKGROUND

- 2.1 Provision has been included within the Capital Plans for the preceding and current financial years for improvement works to the external walls and roofs of certain identified addresses at Fultons Lane where a dampness problem exists.
- 2.2 Work to the external walls entail the removal of existing saturated cavity fill material, the removal of any cavity bridging such as mortar droppings, the repair of defective cavity trays and damp proof membranes, and then a period of monitoring and testing prior to the introduction of cavity fill material to an improved specification and the final external painterwork. The period of monitoring and testing to establish that the walls have suitably dried out is dependent upon the weather and can therefore be anywhere between 2 – 6 months.
- 2.3 A contract was accepted on 26th June 2001 in the sum of £73,791.63 for work to be carried out by Meikle Construction for the completion works to 20 Fultons Lane and the full works to 21 Fultons Lane.

3. PROPOSED EXTENSION

- 3.1 Budgetary provision of £165,000.00 is made within the Capital Plan for the current financial year for external wall insulation and thermal improvement works which will permit external upgrade works to be carried out to 16 Fultons Lane.
- 3.2 In order that the works to 16 Fultons Lane may proceed at the earliest opportunity it is proposed that the current contract be extended, at existing rates and conditions. This will offset the potential for delay should the full period of monitoring and testing become necessary.

3.3 The financial detail of the proposed extension is as follows:-

3.3.1 Existing contract value £ 73,791.63

ADD:

3.3.2 Proposed extension £ 67,220.35

TOTAL £141,011.98

4. LEGAL IMPLICATIONS

4.1 This report is presented in terms of paragraphs 10 (2) and 10 (3) of the Councils Standing Orders Relating to Contracts. (Negotiation and/or extension of contracts).

5. FINANCIAL IMPLICATIONS

5.1 Expenditure of available budget as detailed above.

6. RECOMMENDATION

6.1.1. Authorise extension of the existing contract with Meikle Construction to an increased contract value of £141,011.98.

6.1.2 Otherwise, note the contents of this report.

James Lavery
Director of Homes and Technical Services

LIST OF BACKGROUND PAPERS

Nil

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

Implementation Officer: Alan Paterson

AGENDA