

REPORT TO: Housing Committee – 15th January, 2007

REPORT ON: Linlathen 1st Development, Kitchen Renewal and Bathroom Repairs -
Extension to Contract
Contract Nr. 06-502

REPORT BY: City Architectural Services Officer

REPORT NO: 42-2007

1.0 PURPOSE OF REPORT

1.1 To obtain approval for extending the existing contract.

2.0 RECOMMENDATIONS

2.1 That approval be given for extending the existing contract and incurring estimated additional expenditure of approximately £137,000.

3.0 FINANCIAL IMPLICATIONS

3.1 The Head of Finance has stated that the additional expenditure can be funded from the overall allowance for Modern Facilities and Services within the Housing Department's Capital Plan 2006/2007.

4.0 SUSTAINABILITY POLICY IMPLICATIONS

4.1 None.

5.0 EQUAL OPPORTUNITIES IMPLICATIONS

5.1 None.

6.0 ESTIMATED ADDITIONAL EXPENDITURE

6.1 Reference is made to Article V of the minute of meeting of the Housing Committee of 20 August 2001 when report No 497-2001 was approved. The report authorised entering into partnering contracts over a four year period. Dundee Contract Services were appointed as the partnering contractor on this project in March 2006.

6.2 Further works have been required as follows:-

- (1) it was found on site that kitchens originally due for refurbishment were unable to be refurbished due to carcass sizes being incompatible with the new doors: this meant that entire new kitchens had to be fitted in these cases
- (2) in other instances where kitchens had been extended by the occupiers these additional units were also replaced with new units (over and above the standard kitchen layout)
- (3) it was considered opportune to add heating and rewiring to several of the houses as part of this contract (these had been omitted from a previous contract due to difficulties obtaining access)
- (4) as a result of the above items the allowances for flooring, redecoration and professional services have been increased

6.3 The original tender amount was £762,980 and the anticipated cost of these additional works is expected to be in the region of £207,000. It should be noted that there have been savings identified within the contract (bathroom repairs) amounting to approximately £70,000 leaving a shortfall of £137,000.

7.0 CONSULTATIONS

7.1 The Chief Executive, Head of Finance, Depute Chief Executives (Finance and Support Services) and the Director of Housing have been consulted in the preparation of this report.

8.0 BACKGROUND PAPERS

8.1 Reference is made to Article V of the minute of meeting of the Housing Committee of 20 August 2001 when report No 497-2001 was approved.

Rob Pedersen

City Architectural Services Officer

5th January, 2007

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