

REPORT TO: Dundee City Council as Trustees for the Fleming Trust – 21st October, 2002

REPORT ON: 4-8 Fleming Gardens South, Integrations, Phases 8 and 9
Contract Nr.01-601

REPORT BY: City Architectural Services Officer

REPORT NO: 765-2002

1.0 PURPOSE OF REPORT

1.1 To obtain approval for further 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 £80,000.

3.0 FINANCIAL IMPLICATIONS

3.1 The Director of Finance has stated that the additional expenditure can be funded from the Fleming Trust.

4.0 LOCAL AGENDA 21 IMPLICATIONS

4.1 None.

5.0 EQUAL OPPORTUNITIES IMPLICATIONS

5.1 None.

6.0 ESTIMATED ADDITIONAL EXPENDITURE

6.1 Reference is made to the report made to the meeting of the City Council as Trustees for the Fleming Trust held on 21st January, 2002 when expenditure of £492,473.69 was approved in respect of the above project and Andrew Shepherd and Sons Ltd., Forfar were appointed to carry out the work and to the subsequent report to Committee on 22nd April, 2002 which extended the original contract by including facilities for disabled tenants and complete renewal of roof coverings.

6.2 The general condition of the property following removal of boarded up doors, old furniture, carpeting etc., has proved to be poorer than previously anticipated and resulted in extensive general repairs being required within the two blocks forming this contract.

These works have included removing all debris from the flats and solum, extensive patching of existing floors, building up party walls in the underbuildings, removal and replacement of defective brickwork and additional linings to ceilings and walls.

Shower facilities have been incorporated in the houses for disabled tenants and higher grade security doors are being installed.

The provision of ramps to permit full disabled access to the front and rear of the blocks has necessitated long ramps with extensive supporting and retaining walls due to the ground conditions and slopes.

Due to these additional works an extension of time has been granted to the Contractor and consequent on-site costs which have now been assessed.

The total additional expenditure required totals £80,000 inclusive of an allowance for professional fees.

7.0 **CONSULTATIONS**

7.1 The Director of Housing and the Director of Finance have been consulted in the preparation of this report.

8.0 **BACKGROUND PAPERS**

8.1 No background papers, as defined by Section 50D of the Local Government (Scotland) Act 1973 (other than any containing confidential or exempt information), were relied on to any material extent in preparing the above report.

City Architectural Services Officer
10th October, 2002

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