

**REPORT TO:** Housing Committee – 16<sup>th</sup> February, 2004

**REPORT ON:** Lansdowne MSD, Pitalpin Court, Fabric Repairs  
Extension to Contract  
Contract Nr. 03-636

**REPORT BY:** City Architectural Services Officer

**REPORT NO:** 101-2004

**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 £56,000.

**3.0 FINANCIAL IMPLICATIONS**

3.1 The Depute Chief Executive (Finance) has stated that the additional expenditure can be funded from the balance of the £400,000 for fabric repairs to multi storey blocks in the Capital financed from Current Revenue Allowance 2003/2004, £272,985 having been previously approved.

**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 Article II of the minute of the meeting of the Housing Committee held on 15<sup>th</sup> September, 2003 when expenditure of £132,628 was approved in respect of the above project and Castle Contracting Ltd were appointed to carry out the work.

6.2 Investigations and tests on the concrete elements of the balconies revealed that the condition of the concrete had deteriorated and extensive remedial works are required. An additional expansion joint at the junction of roughcast panels and concrete floor edge beams is also required to alleviate cracking and existing expansion joints are deeper than normal and require additional packing and mastic.

The cost of these works is anticipated to be in the region of £56,000 inclusive of an allowance for professional fees.

**7.0 CONSULTATIONS**

7.1 The Chief Executive, 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 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**  
**19<sup>th</sup> January, 2004**

Q2/reports/101-2004  
DR/AC