



POLICY AND RESOURCES SCRUTINY COMMITTEE – 25TH JANUARY 2011

SUBJECT: REFURBISHMENT OF TRADITIONAL PROPERTIES AT ST CATTWGS AVENUE, PHASE 1, GELLIGAER

REPORT BY: DEPUTY CHIEF EXECUTIVE

1. PURPOSE OF REPORT

- 1.1 To present Members with details of the increased expenditure in respect of the Contract for the Refurbishment of Traditional Properties at St Cattwgs Avenue, Phase 1, Gelligaer.

2. SUMMARY

- 2.1 The report outlines the reasons why the final account figure for this contract indicates an increase of greater than 10%, to the agreed tender sum. It is understood that where this has occurred on contracts greater than £50,000.00, it is a requirement of Financial Regulation 28.05 to submit a report to this Committee.

3. LINKS TO STRATEGY

- 3.1 This report is linked to the Corporate Improvement Plan aim of:-

“To improve the provision of Housing for our tenants.”

- 3.2 This report is further linked to the Council's Local Housing Strategy:-

“To provide good quality, well-managed houses in communities where people want to live, and offer people housing choices which meet their needs and aspirations.”

4. BACKGROUND

- 4.1 The project was awarded to Caerphilly County Borough Council's Direct Labour Organisation to carry out the refurbishment works to Council houses in St Cattwgs Avenue, Gelligaer.

- 4.2 The tender figure of £647,686.72 was received from the Direct Labour Organisation (DLO). The final account figure on achieving practical completion of the project on 18th July 2008 was £762,935.72p. The **main** reasons for the additional expenditure were the following properly authorised variations:-

- a) The inclusion of environmental improvements including new boundary fences and walls. The replacement of paths and yard areas to each property.
- b) The removal of the first floor chimneybreasts and making good to improve the habitable space within the property.

- c) The removal and replacement of rotten floor joists and roof rafters discovered during the undertaking of the works and previously unforeseen.
- d) The installation of shower units into the bathrooms in addressing the requirements of the Welsh Housing Quality Standard (WHQS).

5. FINANCIAL IMPLICATIONS

- 5.1 The adjusted final account figure for the contract is £762,935.72. The additional funding was met through utilisation of the contingency sum within the Capital budget and underspends on other projects elsewhere.

6. PERSONNEL IMPLICATIONS

- 6.1 There are no personnel implications.

7. CONSULTATIONS

- 7.1 There are no consultation replies that have not been incorporated into the recommendations.

8. RECOMMENDATIONS

- 8.1 Members are asked to note the report.

9. REASONS FOR RECOMMENDATIONS

- 9.1 Compliance with Financial Regulations 28.05.

10. STATUTORY POWER

- 10.1 Local Government Act 1972 and the Councils financial regulations.

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