

TAUNTON DEANE BOROUGH COUNCIL

REPORT TO THE EXECUTIVE – 12TH MAY 2004

REPORT OF THE CHIEF ARCHITECT

This matter is the responsibility of Executive Councillor Hall.

FINAL ACCOUNTS

EXECUTIVE SUMMARY

As required under item 5.15 of Post Contract Controls as contained in the Constitution, the purpose of this report is to inform Members of the year's performance regarding Contract Final Accounts.

1. BACKGROUND INFORMATION

- 1.1 All relevant contract final accounts are now reported on an annual basis. The accounts are those on which there is relevant information available, have been audited up to the end of the preceding financial year, and have not previously been reported to Members.
- 1.2 When viewing the schedule of accounts Members are reminded of the following:-
 - 1.2.1 The completion of a contract final account sometimes takes many months from completion of defects. Therefore, it does not necessarily relate to the actual work carried out during the previous year.
 - 1.2.2 All contract final accounts are audited before the release of retention monies.
 - 1.2.3 There are various reasons why contracts exceed the "Contract Sum", for example, if additional repairs are necessary, or there is a greater demand for the work to be done than originally envisaged. Similarly, a contract may underspend if the opposite applies. In some cases when overspend relates to extra work a brief explanation is included. However, sometimes overspend is due to matters dealt with as direct payments and are "outside" the actual contract. For example, furniture removal to and from transit accommodation on modernisation contracts, Building Regulation fees, Public Utility connection and reconnection charges etc.
 - 1.2.4 The term "Miscellaneous Payments" may include expenditure on items such as Services costs, Building Regulation fees, advertising costs, Planning fees, consultants' costs and associated site work costs, where appropriate.

2. SUMMARY

The demand for improvements can change throughout the life of a housing project, and many overspends were due to the fact that opportunities were taken to include

additional properties in response to demands as the benefits of improvements became apparent.

3. SCHEDULE OF FINAL ACCOUNTS

1. Repair/Renewal of Roof Coverings to 26 Dwellings

File Ref. 7/8/032

Contractor	G K Roofing Ltd	
Contract Sum	£105,390.00	
Final Account		£78,232.02

2. PVC U Window Replacement Contract – 36 WIN Phase 2

File Ref. 7/6/142

Contractor	South Western Windows	
Contract Sum	£295,593.00	
Final Account		£356,242.35

Note: Extra cost due to further properties being added to the contract to maximise expenditure at advantageous prices.

3. Repair/Renewal of Roof Coverings to 14 Dwellings

File Ref. 7/8/031

Contractor	G K Roofing	
Contract Sum	£54,927.94	
Final Account		£53,737.15
Other Costs	Miscellaneous Payments	5,208.00
	Building Design Group	609.39

	Total	£59,554.54

4. Modernisation at Halcon, Phase 9

File Ref. 7/3/066

Contractor	W Marsh & Sons Ltd (In liquidation)	
Contract Sum	£472,519.17	
Final Account	(Agreement)	458,000.00
Other Costs	Miscellaneous Payments	30,658.70
	QS Fees	5,210.38
	Building Design Group	55,853.39

	Total Cost	£549,721.94

Note: High cost of fees and other payments due to liquidation of main contractor. Final Account would have been higher if eventual agreement had not been reached after protracted negotiations with TFB Associates who were retained by the liquidators.

5. Installation of Central Heating in 49 Dwellings – Contract 28
File Ref. 7/7/068

Contractor	J S Lane	
Contract Sum	£86,729.00	
Final Account		£67,804.00
Other Costs	Miscellaneous Payments	25.00
	Building Design Group	7,989.31

		£75,818.31

6. Renewal of Electrical Installations to 73 Dwellings
File Ref. 7/5/038

Contractor	Barrington Services	
Contract Sum	£55,675.00	
Final Account		£75,840.00
Other Costs	Miscellaneous Payments	2,408.26
	Building Design Group	7,721.67

	Total	£85,969.93

Note: Extra cost due to 21 additional properties requiring more extensive installations.

7. Modernisation at Halcon, Phase 10A
File Ref. 7/3/077

Contractor	Barratt & Canniford	
Contract Sum	£452,876.00	
Final Account		619,319.52
Other Costs	Miscellaneous Payments	28,698.02
	QS Fees	8,875.00
	Building Design Group	43,422.56

	Total	£700,315.10

Note: Extra cost due to addition of 5 extra properties.

8. Installation of Central Heating in 67 Dwellings – Contract 30
File Ref. 7/7/070

Contractor	Taunton Plumbing & Heating	
Contract Sum	£143,368.00	
Final Account		153,014.25
Other Costs	Miscellaneous Payments	13,840.14
	Building Design Group	9,529.53

	Total	£176,383.92

Note: Extra cost due to addition of 7 extra properties.

9. Alterations to 113/121 Outer Circle, Taunton

File Ref. 7/3/119

Contractor	D R Jones (Yeovil) Ltd	
Contract Sum	£151,936.50	
Final Account		£149,563.76
Other Costs	Miscellaneous Payments	9,634.56
	QS Fees	3,450.25
	Building Design Group	4,912.43

	Total	£167,561.00

10. Modernisation at Halcon, Phase 11

File Ref. 7/3/099

Contractor	CS Williams	
Contract Sum	£44,718.00	
Final Account		81,598.68
Other Costs	Miscellaneous Payments	49,514.28
	QS Fees	4,444.75
	Building Design Group	14,345.22

	Total	£149,902.93

Note: Extra cost due to addition of 6 extra properties.

11. Refurbishment of Dwellings at Lambrook – Phase 2

File Ref. 7/3/056

Contractor	W Marsh & Sons Ltd (In liquidation)	
Contract Sum	£525,877.00	
Final Account		594,351.40
Other Costs	Miscellaneous Payments	19,943.16
	Building Design Group	72,839.24

	Total Cost	£687,133.80

Note: Extra cost due to addition of 2 extra properties with disproportionately high external works including porches and stores.

12. Installation of Central Heating in 42 Dwellings – Contract 29

File Ref. 7/7/069

Contractor	J S Lane	
Contract Sum	£94,955.00	
Final Account		227,396.86
Other Costs	Miscellaneous Payments	540.28
	Building Design Group	13,866.81

		£241,803.95

Note: Extra cost due to addition of 62 extra properties

13. PVC U Window Replacement Contract 38 WIN Phase 1
File Ref. 7/6/166

Contractor	Wrekin Windows	
Contract Sum	£352,202.14	
Final Account		336,721.97
Other Costs	Building Design Group	22,108.46

	Total Cost	£358,830.43

14. Refurbishment of Priorswood Place Shopping Centre
File Ref. 7/3/117

Contractor	Barratt & Canniford	
Contract Sum	£381,444.00	
Final Account		389,528.23
	Miscellaneous Payments	12,727.74
	QS Fees	9,847.25
	Building Design Group	75,674.56

	Total	£487,777.78

Note: Extra cost due to installation of composite external doors and PVC U windows, additional cost of gas connections and enlarged supply pipes.

15. Provision of Meeting Hall at Robin Close, Bishops Hull
File Ref. 7/2/075

Contractor	Barratt & Canniford	
Contract Sum	£102,831.00	
Final Account		112,151.52
Other Costs	Miscellaneous Payments	11,143.68
	QS Fees	2,669.25
	Building Design Group	24,237.11

	Total	£150,201.56

Note: Extra cost due to re-routing of water main and drainage system to avoid underground obstruction.

16. PVC U Window Replacement Contract 37 WIN Phase 3
File Ref. 7/6/159

Contractor	Anglian Windows Ltd	
Contract Sum	£376,421.95	
Final Account		353,530.03
Other Costs	Miscellaneous Payments	409.32
	Building Design Group	18,118.65

	Total Cost	£372,058.00

17. Modernisation at Halcon – Phase 12
File Ref. 7/3/108

Contractor	D R Jones (Yeovil) Ltd	
Contract Sum	£101,469.00	
Final Account		110,924.10
Other Costs	Miscellaneous Payments	
	QS Fees	3,421.50
	Building Design Group	13,052.27

	Total	£164,711.52

Note: Extra cost due to addition of two extra properties.

18. Provision of Meeting Hall at Moorland Place, Taunton
File Ref. 7/2/078

Contractor	C J Partridge	
Contract Sum	£95,965.00	
Final Account		91,715.53
Other Costs	Miscellaneous Payments	8,738.38
	Building Design Group	6,012.65

	Total	£106,466.56

19. Installation of Glazed Infill Panels, Phase 2
File Ref. 7/6/087/1

Contractor	Deane DLO	
Contract Sum	£26,720.40	
Final Account		£28,088.41

Note: Extra cost due to actual works surveys identifying more work necessary than apparent from original Schedule of Rates.

20. Repair/Renewal of Roof Coverings to 43 Dwellings
File Ref. 7/8/021

Contractor	Hewitt & Setherton	
Contract Sum	£95,135.21	
Final Account		£154,338.69
	Building Design Group	12,983.62

	Total	£167,322.31

Note: Extra cost due to addition of 27 extra properties.

21. Refurbishment of Kitchens and Bathrooms, Priorswood Place
File Ref. 7/3/117/3

Contractor	D R Jones (Yeovil) Ltd	
Contract Sum	£102,120.00	
Final Account		£98,774.96
Other Costs	Miscellaneous Payments	30.00

	Total	£98,804.96

The following Final Accounts are all annual pre-painting repairs and external redecoration contracts. Each year the accounts are balanced between each other so that the overall planned maintenance budget is not heavily exceeded even though individual accounts may be over, or under, spent.

22. Contract 33 PMA
File Ref. 7/6/109A

Contractor	Deane DLO	
Budget	£107,284.00	
Final Account		£81,723.04
Other Costs		4,091.46

	Total	£85,814.50

23. Contract 33 PMD
File Ref. 7/6/109D

Contractor	Deane DLO	
Contract Sum	£102,455.50	
Final Account		£93,137.50

24. Pre-painting Repairs and External Redecoration – 34 PMA
File Ref. 7/6/118A

Contractor	Deane DLO	
Contract Sum	£188,531.00	
Final Account		£272,037.96

25. Contract 34 PME
File Ref. 7/6/118E

Contractor	Deane DLO	
Budget	£84,079.00	
Final Account		84,427.90
	Liquidated Damages	735.00

		£83,692.90

26. Pre-painting Repairs and External Redecoration – 35 PMB
File Ref. 7/6/124B

Contractor	Deane DLO	
Contract Sum	£133,613.02	
Final Account		247,992.44
Other Costs	Miscellaneous Payments	103.70

	Total	£248,096.14

27. Contract 35 PMC
File Ref. 7/6/124C

Contractor	Deane DLO	
Budget	£93,250.00	
Final Account		£114,200.66
Other Costs		103.70
	Less refund (overpayment)	7,203.79

	Total	£107,100.57

28. Contract 36 PMC
File Ref. 7/6/135C

Contractor	Deane DLO	
Budget	£245,614.60	
Final Account		£193,754.23
Other Costs		1,014.30

	Total	£194,768.53

29.	<u>Contract 37 PMB</u> File Ref. 7/6/149B		
	Contractor	Deane DLO	
	Budget	£101,500.00	
	Final Account		£102,205.06
	Other Costs	Job 62714 – Hamilton Rd	15,508.88
		Miscellaneous Payments	102.57

		Total	£117,816.51
30.	<u>Contract 37 PMD</u> File Ref. 7/6/149D		
	Contractor	J & S Seddon	
	Budget	£128,000.00	
	Final Account		£129,849.48
	Other Costs	Miscellaneous Payments	103.09

		Total	£129,952.57
31.	<u>Contract 38 PMA</u> File Ref. 7/6/165A		
	Contractor	Deane DLO	
	Budget	£141,000.00	
	Final Account		£150,873.44
	Other Costs	Miscellaneous Payments	93.50

		Total	£150,966.94
32.	<u>Contract 38 PMB</u> File Ref. 7/6/165B		
	Contractor	Ian Williams	
	Budget	£195,000,000	
	Final Account		£154,498.27
	Other Costs	Miscellaneous Payments	828.66

		Total	£155,326.93
33.	<u>Contract 38 PMC</u> File Ref. 7/6/165C		
	Contractor	J P Lawrence	
	Budget	£169,500.00	
	Final Account		£156,800.24
	Other Costs	Miscellaneous Payments	1,013.18

		Total	£157,813.42

34. Contract 38 PMD
File Ref. 7/6/165D

Contractor	Deane DLO	
Budget	£244,500.00	
Final Account		£285,422.13
Other Costs	Miscellaneous Payments	93.50

	Total	£285,515.63

35. Contract 39 PMC
File Ref. 7/6/168C

Contractor	CLC Contractors Ltd	
Budget	£200,000.00	
Final Account		£232,059.64
Other Costs	Miscellaneous Payments	380.00

	Total	£232,439.64

Note: £34,000 charged to Replacement Window Contract 39 WIN for pvc u doors

36. Contract 39 PMD
File Ref. 7/6/168D

Contractor	CLC Contractors Ltd	
Budget	£285,000.00	
Final Account		£268,411.57

Note: £48,000 charged to Replacement Window Contract 39 WIN for pvc u doors.

4. **RECOMMENDATION**

4.1 Members are RECOMMENDED to note the report.