

TAUNTON DEANE BOROUGH COUNCIL

REPORT TO THE EXECUTIVE – WEDNESDAY, 28TH MAY 2003

REPORT OF THE DIRECTOR OF DEVELOPMENT

This matter is the responsibility of the Executive Councillor responsible for Housing Services,
Councillor Garner

FINAL ACCOUNTS

1. PURPOSE OF REPORT

- 1.1 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.

2. BACKGROUND INFORMATION

- 2.1 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.
- 2.2 When viewing the schedule of accounts Members are reminded of the following:-
- 2.2.1 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.
- 2.2.2 All contract final accounts are audited before the release of retention monies.
- 2.2.3 There are various reasons why contracts exceed the "Contract Sum". 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.
- 2.2.4 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.

3. 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.

4. SCHEDULE OF FINAL ACCOUNTS

4.1 CONTRACTS WHERE FINAL ACCOUNT WAS LESS THAN CONTRACT SUM

4.1.1 Central Heating in 60 Dwellings at Halcon, Taunton, Contract 24 File Ref. 7/7/059

Contractor	JS Lane	
Contract Sum	£115,660.00	
Final Account		93,837.60
Other Costs	Advertising	738.77
	Building Design Group	10,467.70
	Miscellaneous Payments	88.63

	Total Cost	£105,132.70

4.1.2 PVC-u Window Replacement Contract 36 WIN, Phase 1 File Ref. 7/6/133

Contractor	Zenith Projects	
Contract Sum	£337,900.13	
Final Account		267,217.60
Other Costs	Miscellaneous Payments	5,902.60
	Purchase Orders DB02489	3,351.83
	DB02880	723.74
	DB03034	1,290.06

	Total Cost	£278,485.83

4.1.3 Pre-painting Repairs and External Redecoration – 35 PMA File Ref. 7/6/124A

Contractor	DR Jones (Yeovil) Ltd	
Contract Sum	£218,377.60	
Final Account		200,164.70
Miscellaneous Payments		130.70

	Total Cost	£200,295.40

4.1.4 Pre-painting Repairs and External Redecoration – 36 PMB
File Ref. 7/6/135B

Contractor	JP Lawrence	
Contract Sum	£84,233.70	
Final Account		£62,422.10

4.1.5 Pre-painting Repairs and External Redecoration – 36 PMD
File Ref. 7/6/135D

Contractor	DR Jones (Yeovil) Ltd	
Contract Sum	£206,937.00	
Final Account		£126,929.44

4.1.6 Modernisation of 10 Dwellings at Halcon, Phase 10B
File Ref. 7/3/078

Contractor	Connaught Group Ltd	
Contract Sum	403,984.72	
Final Account		391,651.53
	Building Design Group	29,543.37
	Miscellaneous Payments	6,879.88
	Removal Expenses	11,718.78
	QS Fees	4,360.00
	Building Regulation Fees	2,789.90

	Total Cost	£446,943.46

4.1.7 Pre-painting Repairs and External Redecoration – 36 PMA
File Ref. 7/6/135A

Contractor	JP Lawrence	
Contract Sum	£159,870.30	
Final Account		£123,927.50

4.1.8 Pre-painting Repairs and External Redecoration – 34 PMB
File Ref. 7/6/118B

Contractor	Ian Williams Ltd	
Contract Sum	£100,314.20	
Final Account		79,237.91
	Miscellaneous Payments	24.50

	Total Cost	£79,262.41

4.1.9 Central Heating to 58 Dwellings, Contract 25
File Ref. 7/7/060

Contractor	Tavener (UK) Ltd	
Contract Sum	£109,272.00	
Final Account		68,006.70
	Miscellaneous Payments	5,536.51
	Advertising	250.95
	Building Design Group	10,729.47

	Total Cost	£84,523.63

4.1.10 PVC-u Window Replacement Contract 37 WIN Phase 1
File Ref. 7/6/154

Contractor	Professional Windows (UK) Ltd	
Contract Sum	£208,670.00	
Final Account		200,344.76
	Building Design	14,054.93

	Total Cost	£214,399.69

4.1.11 Repair/Renewal of Roof Coverings to 26 Dwellings, Wellington
File Ref. 7/8/029

Contractor	GK Roofing Ltd	
Contract Sum	£42,915.17	
Final Account		£40,023.79

4.2 CONTRACTS WHERE EXTRA COST WAS DUE TO ADDITIONAL REPAIRS NECESSARY

4.2.1 Pre-painting Repairs and External Redecoration – 35 PMD
File Ref. 7/6/124D

Contractor	Ian Williams Ltd	
Contract Sum	£97,546.00	
Final Account		296,883.37
Payments to C J Partridge		12,275.89

	Total Cost	£309,159.26

Financed by – Housing Revenue Account		249,159.26
- General Fund		60,000.00

		£309,159.26

Note: Extra cost due to further repairs found necessary to most properties, rebuilding of some boundary walls and balconies, and extra drainage works.

4.2.2 Pre-painting Repairs and External Redecoration – 33 PME
File Ref. 7/6/109E

Contractor	Ian Williams	
Contract Sum	£66,899.80	
Final Account		£83,876.49

Note: Extra cost due to some underpinning and re-roofing to porch canopies.

4.2.3 Pre-painting Repairs and External Redecoration – Contract 34 PMC
File Ref. 7/6/118C

Contractor	Deane DLO	
Contract Sum	£67,119.00	
Final Account		140,391.60
	Advertising Costs	44.00

	Total Cost	£140,435.60

Note: Extra cost due to additional works required at Middleway Meeting Hall, additional work to cladding on properties in Churchill Way and generally more repairs necessary than expected on original surveys.

4.3 CONTRACTS WHERE EXTRA COST WAS DUE TO FURTHER DEMAND FOR WORKS

4.3.1 Installation of Smoke Dectectors to 745 dwellings – 36SD
File Ref. 7/5/035

Contractor	Stafford & Coomber	
Contract Sum	£39,238.94	
Final Account		47,966.25
	Purchase Order DB03424	385.00
	Payment to DLO	64.42
	Building Design Group	5,605.51

	Total Cost	£54,021.18

Note: Extra cost due to 91 additional properties included in contract.

4.3.2 Renewal of Electrical Installations in 15 Dwellings
File Ref. 7/5/036

Contractor	Barrington Services	
Contract Sum	£13,030.00	
Final Account		£16,922.00

Note: Extra cost due to 8 additional properties.

4.3.3 Central Heating in 108 Dwellings, Taunton, Contract 23
File Ref. 7/7/058

Contractor	Matthew James	
Contract Sum	£115,285.20	
Final Account		137,412.00
	Building Design Group	9,716.78
	Miscellaneous Payments	1,500.45

	Total Cost	£148,629.23

Note: Extra cost due to 28 additional dwellings added to contract.

4.3.4 PVC-u Window Replacement Contract 35 WIN
File Ref. 7/6/121

Contractor	Bowater Windows Ltd (T/A Zenith Projects)	
Contract Sum	£525,254.73	
Final Account		628,766.19
	Payments to DLO	3,149.90

	Total Cost	£631,916.09

Note: Extra cost due to 31 additional properties and work to lintels and brick arches.

4.3.5 Central Heating in 27 Dwellings at Wellington, Contract 27
File Ref. 7/7/066

Contractor	MJT Mechancial Services	
Contract Sum	£45,181.50	
Final Account		80,624.10
	Miscellaneous Payments	12,765.35
	Building Design Group	152.16

	Total Cost	£93,541.61

Note: Extra cost due to additional 26 properties included in contract.

4.4 CONTRACTS WHERE EXTRA COST WAS DUE TO ADDITIONAL WORK NECESSARY AND OPPORTUNITIES TAKEN TO BALANCE BUDGET (HIGHER PRIORITY REPAIRS THAN ITEM 4.4.2)

4.4.1 Pre-painting Repairs and External Redecoration – 37 PMA
365 Dwellings
File Ref. 7/6/149A

Contractor	DR Jones (Yeovil) Ltd	
Contract Sum	£150,000.00 (Budget)	
Final Account		163,881.36
	Miscellaneous Payments	102.57

	Total Cost	£163,983.93

Note: Expenditure on all four 37 series contracts is balanced to match overall annual benefit. Extra cost due to additional necessary decoration.

4.4.2 Pre-painting Repairs and External Redecoration 37 PMC
248 Dwellings
File Ref. 7/6/149C

Contractor	JP Lawrence	
Contract Sum	£133,500.00 (Budget)	
Final Account		119,969.04
	Advertising Costs	102.57

	Total Cost	£120,071.61

5. **RECOMMENDATION**

5.1 Members are RECOMMENDED to note the report.

Contact Officer: P Webb, extension 2732.