

TAUNTON DEANE BOROUGH COUNCIL

CORPORATE MANAGEMENT TEAM

REPORT TO THE EXECUTIVE 24 MAY 2005

REPORT OF THE CHIEF ARCHITECT

This matter is the responsibility of Executive Councillor Garner.

PERFORMANCE MONITORING OF CONTRACTS SUPERVISED BY DEANE BUILDING DESIGN GROUP.

EXECUTIVE SUMMARY

Standing order No 38 required details to be published to CMT and the Executive as to the progress of all works contracts in excess of threshold 2 (£50,000) on a quarterly basis for all those contracts supervised by Deane Building Design Group.

1. INTRODUCTION

- 1.1 This is the third report to CMT and the Executive on the current performance of all Deane Building Design contracts. The first report was submitted in May 2004.
- 1.2 As in the last report, this report shows whether individual projects are on programme and their financial position at the time of reporting. Reports are based on the relevant last Financial Statement(s) and most recent valuation(s).
- 1.3 Only those projects "on-site" are reported. Any financial alterations that take place after Practical Completion will be reported in the Completion Statement as required under the "General Contract Conditions". This is reported to the Executive on a yearly basis.
- 1.4 As a result of the Housing Restructure this is likely to be the last report of the Chief Architect concerning contracts supervised by the Deane Building Design Group since the relevant contracts are all "housing" contracts.

Subject to approval to the report on the Property Services Restructure (to be submitted to the Executive on 24 May 2005), Deane Building Design will now form part of the new property group. In future, therefore, any works contracts let by the new group in excess of threshold 2 will be reported by the Council's Corporate Property Manager to CMT and The Executive.

2. PERFORMANCE REPORTS

Contract Update – 6 May 2005

- 2.1 Project – Refurbishment of kitchens and Rewiring, Phase 1, Bishops Hull and Taunton.

Contractor – C W Duke and Sons Ltd.

This contract was completed on the 19 November 2004.

C W Duke and Sons Ltd have performed very well on the above project, therefore an interim partnering agreement, as detailed below, has been implemented. The Contract will run for an initial 2 years and 5 months, with an annual review for a further 3 years. The anticipated spend for the 5 years and 5 months is £4,658,333.

Contract designation – Phase 1A

Commencement date – 25 October 2004

Completion date – 31 March 2007

Approximate Number of Properties (200) Annually

2.2 Project – Refurbishment of Kitchens, Phase 2, Taunton

Contractor – Midas Property Services

This contract was completed on 10 September 2004.

Midas Property Services have performed very well on the above project; therefore an interim partnering agreement, as detailed below, has been implemented. The Contract will run for an initial 2 years and six months, with an annual review for a further 3 years. The anticipated spend for the 5 years and six months is £4,730,000.

Contract designation – Phase 2A

Commencement date – 10 September 2004

Completion date – 31 March 2007

Approximate Number of Properties (200) Annually.

2.3 Project – Refurbishment of kitchens, Phase 3, Wellington

Contractor – Mowlem Building

Provisional completion date – 27 May 2005 (subject to access)

Mowlem Building have performed very well on the above project, therefore a partnering arrangement is being prepared with a projected start date of 1 June 2005. The issue of properties will mirror the other two partnering projects. The Contract will run for an initial 1 year and 10 months, with an annual review for a further 3 years. The anticipated spend for the 4 years and 10 months is £4,156,666.

2.4 Project – Refurbishment of Kitchens and Fire Safety Works, Phase 4, Taunton

Contractor – C.L.C. Group Ltd.

This project was completed on 7 January 2005.

2.5 Project – Refurbishment of Kitchens and Heating Installations, Phase 5 at Wellington, Churchinford and Oake.

Contractor – Bluestone Plc.

Number of dwellings – 84 no Kitchen Refurbishments, 11 no Heating Installations,
(Note – Actual properties worked on will be dependent on Tenant’s requirements,
rent situation, Tenant alterations etc.)

Commencement – 22 November 2004

Completion date – 12 May 2005

Contract Sum – £392,848.00

Originally all the above Contracts were procured on a fully competitive tender basis.

3) RECOMMENDATION

3.1) Members of the Executive are recommended to note the contents of the report.

Contact Officer

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