

TAUNTON DEANE BOROUGH COUNCIL

CORPORATE MANAGEMENT TEAM

REPORT TO THE EXECUTIVE 8TH December 2004

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 requires 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 second 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.

2) PERFORMANCE REPORTS

- 2.1) Contract :- Kitchen Refurbishment Phase 1, Ref 7/3/149 (Housing-Decent Homes)
Contractor :- C.W.Duke & Sons Ltd.
Contract Start :- 24/11/03
Contract Completion :- 02/05/04. To be extended
Contract Sum :- £284,522 Likely to increase by £493,278 due to inclusion of additional 68 properties with kitchens, bathrooms, heating and other works. Partnership contracts have been established albeit contracts have yet to be signed. This contract will run until March 2007 with a possible extension of up to three years, renewable annually. The necessary approvals have been obtained from Cllr G.Garner (Executive Councillor). Finance is available from within the existing Housing Capital Budget since this is part of the Decent Homes Strategy.

- 2.2) Contract :- Kitchen Refurbishment Phase 2, Ref 7/3/150 (Housing-Decent Homes)
Contractor :- Midas Property Services
Contract Start :- 05/01/04
Contract Completion :- 13/06/04. To be extended
Contract Sum :- £374,473 Likely to increase by £281,599 due to inclusion of additional 72 properties). The explanation given above for Phase One also applies.
- 2.3) Contract :- Kitchen Refurbishment Phase 3, Ref 7/3/151 (Housing-Decent Homes)
Contractor :- Mowlem
Contract Start :- 01/03/04
Contract Completion :- 25/07/04. To be extended
Contract Sum :- £298,975 Likely to increase by £305,020 due to inclusion of additional 39 properties. Cllr G Garner has approved the additional work and the matter reported in the Weekly Bulletin. Finance is available from within the Housing Capital Budget.
- 2.4) Contract :- Kitchen Refurbishment Phase 4, Ref 7/3/158 (Housing-Decent Homes)
Contractor :- CLC Contractors Ltd.
Contract Start :- 02/02/04
Contract Completion :- 08/08/04. To be extended
Contract Sum :- £322,037 Likely to increase by £25,000 due to inclusion of additional 13 properties.. Cllr G.Garner has approved the additional work and the matter reported in the Weekly Bulletin. Finance is available from within the Housing Capital Budget.
- 2.5) Contract :- Refurbishment of 24 Dwellings at Wellington and Rockwell Green,
Ref 7/3/152
Contractor :- Peake (GB) Ltd.
Contract Start :- 20/10/03
Contract Completion :- 16/05/04. Overrunning
Contract Sum :- £505,383 Likely to increase by £23,157 due to inclusion of one additional property since the last report.
- 2.6) Contract :- Pre-Painting Repairs and External Redecoration (2004/05 Series)
Contract 41PMA, Ref 7/6/185A
Contractor :- Deane DLO
Contract Start :- 04/05/04
Contract Completion :- 15/11/04
Contract Budget Amount :- £201,000. Currently £46,502 under. All five Pre – painting Repairs contracts are balanced to suit a budget of £750,000 plus additional funding for items such as PVC doors and windows. This is particularly relevant to achieving the Decent Homes Standard.
- 2.7) Contract :- Pre-Painting Repairs and External Redecoration (2004/05 Series)
Contract 41PMB, Ref 7/6/185B

Contractor :- Deane DLO
Contract Start :- 10/05/04
Contract Completion :- 01/08/04. Overrunning
Contract Budget Amount :- £75,000. Currently £4,129 over. See 41 PMA(2.6) above.

2.8) Contract :- Pre-Painting Repairs and External Redecoration (2004/05 Series)
Contract 41PMC, Ref 7/6/185C
Contractor :- C.W.Duke & Sons Ltd.
Contract Start :- 17/05/04
Contract Completion :- 28/11/04
Contract Budget Amount :- £200,000. Currently £32,778 over. See 41 PMA(2.6) above.

2.9) Contract :- Pre-Painting Repairs and External Redecoration (2004/05 Series)
Contract 41PMD, Ref 7/6/185D
Contractor :- Deane DLO
Contract Start :- 17/05/04
Contract Completion :- 21/11/04
Contract Budget Amount :- £196,000. Currently £30,418 under. See 41 PMA(2.6) above.

2.10) Contract :- Pre-Painting Repairs and External Redecoration (2004/05 Series)
Contract 41PME, Ref 7/6/185E
Contractor :- Hodgson Decorating
Contract Start :- 28/06/04
Contract Completion :- 26/09/04
Contract Sum :- £79,784. Currently £1,967 over . See 41 PMA (2.6)above.

2.11) Contract :- Replacement Composite Doors (2004/05 Series) Contract CD1,
Ref 7/6/190
Contractor :- Homesafe Doors (Intron Ltd.)
Contract Start :- 26/07/04
Contract Completion :- 31/10/04
Contract Sum :- £89,332. Currently within budget

3) **RECOMMENDATION**

3.1) Members of the Corporate Management Team and the Executive are recommended to note the contents of the report.

Contact Officer
Stewart Rutledge, Deane Building Design Group Manager (01823 356509)
E.Mail: s.Rutledge@tauntondeane.gov.uk