

**CLACKMANNANSHIRE COUNCIL**

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**Report to Council of 14 August 2008**

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**Subject: HRA Capital Programme: 2007/08 Pitched Roof Replacement  
Phase 1**

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**Prepared by: Sandy Dawson, Design Service Manager**

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**1.0 SUMMARY**

- 1.1. This is a request that Council note that additional costs have been incurred in carrying out the above contract and authorise this additional expenditure in accordance with the Council's Contract Standing Orders 26.1 (Financial Impact of Variations & Claims).

**2.0 RECOMMENDATIONS**

- 2.1. To authorise that the payment of additional costs to the above contract amounting to £21,621.93 in accordance with the Council's Contract Standing Orders 26.1 (Financial Impact of Variations & Claims) is approved.

**3.0 BACKGROUND**

- 3.1. Council approved a budget of £426,000 (including £26,000 brought forward from 2006/07) for Roofs, Rainwater & External Walls for the 2007/08 financial year. Projects identified under this budget heading included two phases of replacement of slate or tile pitched roofs.
- 3.2. Properties included in Phase 1 included 3 blocks in Alloa and Alva that affected 7 privately owned properties. It was proposed that these roofs be carried out as common repairs, with each owner paying their appropriate contribution to the costs of each block. Although we had identified the roofs as in need of substantial repair. No grant assistance could be made available to these owners as the condition was not considered to be below tolerable standard.
- 3.3. Properties included in Phase 2 included 5 blocks at the sheltered housing complex at Curlers Court, Dollar
- 3.4. Tender documents for Phase 1 were prepared on the basis of a ground level site inspection and tenders that were received on 16 April 2007. The lowest tender, submitted by Forster Roofing amounted to £136,878.86

- 3.5. Well in advance of the acceptance of this tender, owners were advised of the level of their contributions, but unfortunately the Investment Programmes Team were unable to obtain mandates from the owners agreeing to pay their share of the common repairs. To prevent the whole contract from requiring to be re-tendered it was decided to delete the blocks with owner/ occupiers and to replace these with properties identified in phase 2 of the roofing contracts. Thereafter, the contract commenced on 15 October 2007. The revised works were carried out and the Certificate of Practical Completion was issued on 19 May 2008.
- 3.6. However, although the change of addresses resulted in an initial reduction in the costs, a more detailed inspection (which was available once the blocks were scaffolded) revealed that more extensive repairs to chimneyheads, rainwater goods and eaves were required than initially anticipated were necessary. There were also additional costs incurred in setting up the Contractor's compound at Dollar which had to be relocated from Alloa. These costs were accommodated, where possible, within the available contingencies and dayworks but these proved to be insufficient. Despite seeking cost savings, no savings could be identified elsewhere that could have accommodated these additional costs. As a result the estimated final account was £158,500.79, an addition of £21,621.93. This reflected an increase in value of the contract of 14.35% which exceeds the limit of 10% allowable under CSO 26.1. Breakdown of these initial costs is as follows:-

Re-building existing chimneyheads	£10,000
Replacement of asbestos eaves undercloak	£4,000
Renewal of rainwater goods association with the above	£2,000
Relocation of site compound	£6,000
Total	£22,000

- 3.7. These additional costs can be accommodated in the 2007/08 HRA Capital Programme.

#### **4.0 CONCLUSIONS**

- 4.1. The works carried out represent value for money to the Council and it is therefore recommended that these additional costs are authorised.

#### **5.0 SUSTAINABILITY IMPLICATIONS**

- 5.1. No additional implications.

#### **6.0 FINANCIAL IMPLICATIONS**

- 6.1 The Council will incur additional costs of £19,659.93 or 14.35% of the tender sum.

6.2. **Declarations**

(1) The recommendations contained within this report support or implement Corporate Priorities, Council Policies and/or the Community Plan:

• **Corporate Priorities (Key Themes)**

- Achieving Potential
- Maximising Quality of Life
- Securing Prosperity
- Enhancing the Environment
- Maintaining an Effective Organisation

• **Council Policies**

Council Contract Standing Orders

• **Community Plan (Themes)**

- Community Safety
- Economic Development
- Environment and Sustainability
- Health Improvement

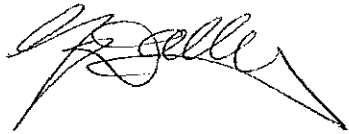
(2) In adopting the recommendations contained in this report, the Council is acting within its legal powers.

(3) The full financial implications of the recommendations contained in this report are set out in the report. This includes a reference to full life cycle costs where appropriate.



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Head of Service

A handwritten signature in black ink, appearing to read "J. J. Gelle", written in a cursive style.

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Director

**Report to Council**

To accompany all Reports to Council  
To: Head of Administration And Legal Services

Author: Sandy.Dawson	Date: 01 July 2008
Service: Development & Environmental - Property Services	
Date of Meeting: 14 August 2008	
Title of Report: HRA Capital Programme: 2007/08 Pitched Roof Replacement Phase 1	

Recommendation that the attached report be:

1. Given unrestricted circulation

(tick appropriate box)

2. Taken in private

By virtue of paragraph \_\_\_\_ of schedule 7A, Local Government (Scotland) Act 1973.

Appendices attached to this report (if none, state "none")

1. None
- 2.
- 3.
- 4.

List of Background Papers (if none, state "none")

1. None
- 2.
- 3.

Note: All documents specified must be kept available by the author for public inspection for four years from the date of the meeting at which the report is considered.

