

Report to the Cabinet

Report reference: C-022-2008/09.
Date of meeting: 1 September 2008.



**Epping Forest
District Council**

Portfolio: Housing.
Subject: Springfields Improvement Scheme – Q2 Progress Report 2008/09.
Responsible Officer: Paul Pledger (01992-564248).
Democratic Services Officer: Gary Woodhall (01992-564470)

Recommendations/Decisions Required:

(1) That the current progress of the Springfields Improvement Scheme be noted as set out in appendix 1 of this report.

Executive Summary:

At its meeting on 8 October 2007, the Cabinet recommended that the Housing Portfolio Holder receives monthly progress reports, with a copy of the monthly report being presented to the Cabinet every 3 months, or sooner should a significant event or overspend occur. Attached at Appendix 1 is a table setting out the progress in terms of overall costs and programme for the scheme as at 7 July 2008, this being 9 months from the commencement of the contract.

Reasons for Proposed Decision:

Contract Standing Order C31 requires presentation of progress reports for on going major projects that have a value of over £1 million.

Other Options for Action:

Since the scheme is currently progressing within budget, and on target to complete on programme, there are no options for action proposed other than to note the current position.

Report:

1. The table below sets out the progress in terms of overall costs and programme for the scheme as at 7 July 2008, this being approximately 9 months from the commencement of the contract.

Resource Implications:

The financial status of the project is set out in the table below

Springfields Improvement Scheme – Progress Report 5		
As at 07/07/2008		
Total Budget agreed by the Cabinet		£4,124,000
Works Contract Tender sum		£3,233,204
Contingency	Within the Contract	£ 12,200
	Within the budgets	£ 37,700
Total Contingency available		£ 49,900
Expenditure on Works to date		£ 778,144
Anticipated Final Account on Works Contract		£3,233,204
Pre-tender Fee Estimate	Internal Fees	£ 200,000
	External Fees	£ 515,000
Anticipated Fee Out-turn	Internal Fees	£ 200,000
	External Fees	£ 417,800
Initial Pre-tender feasibility costs		£ 109,000
Expenditure on all Fees to date		£ 536,900
Total Anticipated Outturn (Works & Fees)		£3,960,004
Comparison of Anticipated Outturn against Budget		- £ 164,000
<p>Progress:</p> <p>Works commenced on the 65-week contract on 05/11/2007.</p> <p>Works on all five blocks is progressing.</p> <p>The main contractor is behind programme due to ground problems associated with groundwater, foundations, drainage and other services. Also, because of design changes to the overroofing and overcladding instigated by contractor. Additional and unforeseen works are also contributing.</p> <p>Roofing work to Block A and B is progressing. Overcladding is to commence shortly. Drainage works are progressing. Asphaltting is almost complete. Front entrance doors are being replaced and redirected services are being laid.</p> <p>There have been a number of problems discovered that are in the process of being evaluated. The full costing impact is unknown at present, however, it is believed that contingency monies will cover these problems. These issues include;</p> <ul style="list-style-type: none"> • Worse than expected construction difficulties with the thresholds to the doors/windows on the upper private balconies. • The need to change the construction techniques relating to the replacement of drainage due to clashes with the existing foundations, • The need to respecify the original garage doors due to non-manufacture. • Adaptations to the design of proposed foundations due to unforeseen obstacles and other problems within the ground. • An increase in the number of concrete repairs to the structure (it is now possible to inspect the facades closely now that the scaffolding has been fully erected). <p>The main constructor has reissued his programme reflecting delays but also indicating that completion can still be achieved within 65 weeks.</p>		

Legal and Governance Implications:

The Council has a duty to ensure all Council properties meet the Decent Homes standard by 2010.

Safer, Cleaner and Greener Implications:

Improvements included in the design are targeted at making the Springfields area safer, cleaner and greener. The design elements that are included in the scheme are included in previous Cabinet reports.

Consultation Undertaken:

Extensive consultation with residents before and during the design stage. In addition, resident involvement in the tender evaluation process. Residents were invited to select the colour scheme for the finishes to the render and painted elements. The Roundhills Residents Association are informed of progress at each of their meetings.

Background Papers:

Previous Cabinet reports and Housing Portfolio Holder decisions relating to the Springfields Improvement Scheme.

Impact Assessments:

There are no significant risks or equality issues associated with this progress report.