

## ***Report to the Cabinet***

***Report reference: C-069-2008/09.***

***Date of meeting: 15 December 2008.***



**Epping Forest  
District Council**

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**Portfolio: Housing.**

**Subject: Springfields Improvement Scheme, Waltham Abbey - Progress Report  
Quarter 3 2008-09.**

**Responsible Officer: Haydn Thorpe (01992-564162).**

**Democratic Services Officer: Gary Woodhall (01992-564470).**

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### **Recommendations/Decisions Required:**

**That the current progress of the Springfields Improvement Scheme in Waltham Abbey be noted as set out in this report.**

### **Executive Summary:**

At its meeting on 8 October 2007 (minute 75 refers), the Cabinet agreed that the Housing Portfolio Holder receives monthly progress reports, with a quarterly report being presented to the Cabinet (or sooner should a significant event or overspend occur). A table setting out the progress in terms of overall costs and programme for the scheme as at 13 November 2008 is set out in the report.

### **Reasons for Proposed Decision:**

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

### **Other Options for Action:**

Although, as shown in the table in the report, (subject to the Project Manager's investigations), the scheme may be slightly overspent and there is a possibility of a 12-week extension, there are no options for action proposed other than to note the current position.

## Report:

1. The table below sets out progress on the programme and costs for the Springfields Improvement Scheme, Waltham Abbey as at 13 November 2008.

<b>Springfields Improvement Scheme – Progress Report Quarter 3 As at 13/11/2008</b>		
<b>Total Budget agreed by the Cabinet</b>		<b>£4,124,000</b>
Works Contract Tender sum		£3,233,204
Contingency	Within the Contract	£ 0
	Within the budgets	£ 0
Total Contingency available		£ 0
Expenditure on Works to date		£1,540,103
<b>Anticipated Final Account on Works Contract</b>		<b>£3,247,158</b>
Pre-tender Fee Estimate	Internal Fees	£ 200,000
	External Fees	£ 515,000
<b>Anticipated Fee Out-turn</b>	<b>Internal Fees</b>	<b>£ 237,000</b>
	<b>External Fees</b>	<b>£ 417,800</b>
<b>Initial Pre-tender feasibility costs</b>		<b>£ 109,000</b>
Expenditure on all Fees to date		£ 573,000
<b>Total Anticipated Outturn (Works &amp; Fees)</b>		<b>£4,010,958</b>
<b>Comparison of Anticipated Outturn against Budget</b>		<b>- £ 113,042</b>

Progress:

Works commenced on the 65-week contract on 05/11/2007. Works on all five blocks is progressing. The main constructor 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 the contractor. Virgin Media are having an effect on the progress of works due to delays in providing materials. Additional and unforeseen works are also contributing.

Roofing work to Block A, B, C and D is well advanced. Overcladding to Block A has commenced. Drainage works are progressing. Asphaltting is almost complete. Ground floor blockwork is progressing. Front entrance doors are being replaced and redirected/renewed services are being laid and installed.

There have been a number of problems discovered that have increased costs. Contingency monies have now been absorbed and an anticipated works contract overspend of £14,000 is currently being reported. However, potential savings, based on design amendments, are currently being investigated. Reasons for the cost increases include;

- 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 and other services.
- 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 and mastic repairs to the structure (it is now possible to inspect the facades closely now that the scaffolding has been fully erected).
- Dimensional irregularities discovered within the existing building fabric.

The main constructor is due to reissue his programme reflecting these delays. However, whilst he has constantly been confident about completing the works within the contract period he has now applied for a 12-week extension of time. The main contractor is claiming delays due to the further investigations into the water tightness of the main structure and delays in the service provision from a Statutory Authority, namely Virgin Media. The project manager is currently investigating the validity of these claims prior to entering into final account negotiations with the main contractor. It should be noted that the outcome of the negotiations could lead to an increase in the final account.

**Resource Implications:**

£4,033,000 from within the existing Capital Programme.

**Legal and Governance Implications:**

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

Housing Act 1985

**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 took place 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 is informed of progress at each of their meetings.

**Background Papers:**

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

**Impact Assessments:**

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