

## Report to the Cabinet

**Report reference: C/024/2007-08.**

**Date of meeting: 16 July 2007.**



**Epping Forest  
District Council**

**Portfolio: Housing.**

**Subject: Variation of Contracts – Block 1-8 Edward Court, Waltham Abbey.**

**Officer contact for further information: Haydn Thorpe (01992 - 564162).**

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

### Recommendations/Decisions Required:

**(1) That in accordance with Financial Regulations Clause C31(3), it be noted that the contract for underpinning works at 1-8 Edward Court, Waltham Abbey exceeded the original contract sum by £9,301.61 (or 60.7%)**

### Report:

1. Quotations were invited in accordance with Contract Standing Orders from seven appropriate contractors who are registered on Constructionline, for the underpinning of 1-8 Edward Court, Waltham Abbey.

2. The original quotations were as follows:

	Contractor	Tender Sum £
1	Concrete Foundations Ltd	19,545.00
2	Purkelly Bros	15,341.00
3	Force Foundations Ltd	22,125.00
4	Falcon Structural Repairs	21,890.00
5	Charterbuild Ltd	25,139.00
6	Tom Swainland & Sons Ltd	27,190.00
7	East-West Construction Ltd	43,824.07

3. Each of the quotations submitted were evaluated and found to be correct.

4. The quotation was based on 18 staged excavations, which varied in depth from a maximum of 3.0m to a minimum of 1.7m. However, during the excavations, tree roots were still present up to a depth of 3.7m.

5. It was agreed between the Council's Building Control Officers and the Council's Consultant Structural Engineer that the excavations would need to be increased to 4.1m, meaning an additional excavation depth of 1.1m for 10 out of the 18 excavation stages with varying additional depths required on the remaining 8 stages. The extent of tree root encroachment was unforeseen and not allowed for within the contract sum or the contingencies. The deeper foundations resulted in additional costs of £9,293 being incurred.

6. The original contract sum was £15,341.00 however the final account figure of £24,649.00 exceeded the approved budget by £9,308.61. This equates to a 60.7% increase in the contract sum.

7. That in accordance with Financial Regulations Clause C29 (3) it be noted that the contract for 1-8 Edward Court underpinning exceeded the original budget as set out below.

Original Contract Sum £	Contract Final Account £	Difference £	Difference %
15,341.00	24,649.00	9,301.61	+ 60.7

**Statement in Support of Recommended Action:**

8. Pre-tender trial holes were undertaken to ascertain the extent of the underpinning necessary. However, the additional excavation depth was unforeseen. In order to maintain the future integrity of the block, it was essential to modify the design of the foundations to reflect the ground conditions.

**Options for action:**

9. To note the overspend on this contract in the context of Financial Regulations.

**Consultation undertaken:**

10. None.

**Resource implications:**

**Budget provision:** £9,301.61 from the miscellaneous structures budget within the existing Capital programme.

**Personnel:** Nil.

**Land:** Nil.

**Council Plan/BVPP reference:** None.

**Relevant statutory powers:** Financial Regulations and Contract Standing Orders.

**Background papers:** Contract file.

**Environmental/Human Rights Act/Crime and Disorder Act Implications:** Nil.

**Key Decision reference: (if required):** N.A.