

Report To: Regeneration Committee

Date: 3 September 2009

Report By:
Corporate Director - Regeneration and Resources

Report No:
R130/09/RMcE/RMcE

Contact Officer: Joe Lynch

Contact No: 01475 712456

Subject: Report on use of Contractor for Emergency Works

1.0 PURPOSE

- 1.1 The purpose of this report is to seek homologation for actions taken by Officers in regards to instruction of works to a Contractor. The works were instructed to prevent damage to property and avert an emergency situation. This Report is prepared in accordance with Clause 2.1.1 of the Council Financial Regulations and Clause 3.2.1. of Council Standing Orders Relating to Contracts.

2.0 SUMMARY

- 2.1 Following identification of emergency remedial works required to the heating and plumbing installations at St. Stephen's HS, works were instructed to ensure the school was in a safe and functional condition to re open in August 2009 for the new school term.
- 2.2 The work was critical to prevent damage to property and avert an emergency situation and had to be complete prior to the new school term.

There was insufficient time to design, procure and install a remedial solution prior to the new school term.

The works were carried out with the minimum of disruption to the property users.

3.0 RECOMMENDATION

- 3.1 That Committee note the instruction to the Term Contractor, 'Alba Engineering Co.', in excess of the relevant contract limit.

Aubrey Fawcett
Corporate Director
Regeneration & Resources

4.0 BACKGROUND

- 4.1 On Saturday 18 July 2009 leaking pipework was identified at St. Stephen's HS. Property Resources & Facilities Management (PRFM) instructed the Term Contractor to investigate and repair. Subsequent remedial investigation identified significantly more pitted (leaking) pipework in both the heating and plumbing installations adjacent to electrical infrastructure. This situation would have been further exacerbated by any further leaks with potentially serious damage to the heating plant and the electrical installation.
- 4.2 Although fortunate that the incident occurred during the summer school closure, there was insufficient time to design, procure and install a remedial solution prior to the new school term in August 2009.
- 4.3 Taking cognisance of the required continued operation of the school and also the anticipated closure, the Term Contractor was instructed to undertake the required remedial works. The works were completed on 12th August 2009 at a cost of £33,209. The cost of the works will be contained within the PRFM Capital Minor Works Allocation 2009/10.

5.0 PROPOSALS

- 5.1 Although this school has a limited anticipated life (2013), PRFM will continue to monitor the condition of the pipework and instruct the necessary work required to ensure this school can function until transfer to the new Joint campus.

6.0 IMPLICATIONS

- 6.1 Finance:

Financial Implications: One Off Costs

Cost Centre	Budget Heading	Budget Year	Proposed Spend this Report	Virement From	Other Comments
81703	000-62001	2009/2010	£33,209	None	None

Financial Implications – Annually Recurring Costs/ (Savings) - None

Cost Centre	Budget Heading	With Effect from	Annual Net Impact	Virement From (if Applicable)	Other Comments
N/A					

7.0 CONSULTATION

- 7.1 The Head of Finance has been consulted and is in agreement with the proposal.