

Monthly Register of Chief Executive's Emergency Powers Approved During April, 2025

EP No	Title	Summary of Reason for Request	Cabinet / Council Function	Date Approved by Chief Executive
52	Construction Management Contract Sum Uplift No.2 – Synergy Construction Management Ltd at Olive Lodge , 2 Port Rd, Barry, CF62 9PT	<p>Synergy Construction Management Ltd (SCML) were appointed on the 15th February 2024 to manage and complete the redevelopment of former B&B Olive Lodge into 10no. new council temporary/emergency accommodation at 2 Port Road, Barry CF62 9PT.</p> <p>The original Construction Management Fee was based on a 54-week duration split between 11 weeks preconstruction and 43 weeks Construction period. The preconstruction started 18th March 2024 and lasted 11 weeks.</p> <p>The original value of the contract was £285,868.49 with an estimated construction programme of 43 weeks (Construction phase) from a start on site on the 8th July 2024 and a Practical Completion target date of 2nd May 2025.</p> <p>The scheme is currently in delay primarily due to the scope of works changes as result of what we have found during pre-construction and early construction stages including: -</p> <ul style="list-style-type: none"> - The removal of timber external wall lintels throughout being replaced with concrete lintels and additional masonry works 	Cabinet	07.04.2025

		<ul style="list-style-type: none"> - Replacement of internal supporting timber beams which were rotten and unsafe - The removal and replacement of various existing masonry walls throughout the building which were unsupported and unsafe. - The installation of masonry support ties to support the East Elevation external walls. - The change from Gas Central Heating to Air Source Heat pump and Underfloor Heating and associated changes to internal layouts as a result. - The addition of PV panels to the roof - Installation of new attic trusses to the rear of the first floor and associated masonry gable end required because the existing rear roof structure was not suitable for the intended loadings / construction. - Additional timber structure works to support the 1st floor structure due to rotten timbers. - Extensive Dubbing out of the external walls prior to external render being applied. <p>These delays mean that the Council is incurring additional construction management costs in order to successfully complete the scheme.</p> <p>Having regard to the aforementioned delays, Synergy Construction Management Ltd have revised the Practical Completion date to the 18th July 2025, adding 11 weeks to the construction programme for which they seek an uplift of their original contract sum to £366,598.67, an increase of £80,730.18.</p>		
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		RPA Ltd, the Council's Employers Agent and Cost Consultants have verified the Schedule of Delay Events and also the attached revised contract sum.		
53	Construction Management Contract Sum Uplift No.2 – Synergy Construction Management Ltd at Coldbrook Road East, Barry	<p>Synergy Construction Management Ltd (SCML) were appointed on the 21st December 2023 to manage and complete the construction of 20no. new Council apartments at Coldbrook Road East, Barry after the original contractor/developer was unable to fulfil their contractual obligations.</p> <p>The original value of the contract was £208,753.65 with an estimated construction programme of 31 weeks from a start on site on the 11th March 2024 and a Practical Completion target date of 14th October 2024.</p> <p>On the 14th November 2024, the SCML contract sum was uplifted to £358,198.70, an increase of £149,445.05 to their original contract sum and the Practical Completion date was revised to the 27th March 2025.</p> <p>This was primarily due to delays including:</p> <ul style="list-style-type: none"> - The discovery of further rock across the site effecting the amenity area and a number of mains drainage runs which required breaking out and cart-away. - Delays in connecting the site surface water drainage into the location originally proposed and agreeing an alternative (longer route) with the SAB team so as the drainage connection could be made safely. - The original construction programme for the erection of the timber frames on site allowed for 6 weeks. 	Cabinet	07.04.2025

		<p>However, the timber frame manufacturer requested 10 weeks in their Trade Contract Order. The timber frame erection is a critical path element and has increased the duration by a further 4 weeks.</p> <ul style="list-style-type: none"> - Delays in excavating and pouring the foundations to Terrace B because of significant obstructions and very poor ground conditions due to previous building works. - The discovery of previously unknown existing services (BT Openreach and DCWW) prevented the completion of the retaining wall to Terrace B in one continuous operation. This required two visits to complete. <p>However, SCML have encountered further delays which include:</p> <ul style="list-style-type: none"> - Late commencement of masonry works due to a resource shortage at the time, and further poor production and workmanship leading to the replacing of the original brickwork gang by RK Brickwork on Terrace A - External render resources which had been programmed in to start on completion of the blockwork had to be re-assigned to another project, and when Terrace A was ready for them, we had to wait a further week whilst they completed their other scheme before starting back on site. - A spell of cold weather and minus degree temperatures in January 2025 impacted progress by preventing application of the through colour render. 		
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		<p>These delays mean that the Council is incurring additional construction management costs in order to successfully complete the scheme.</p> <p>Having regard to the additional delays, SCML have revised the Practical Completion date to the 30th May 2025, adding a further 9 weeks to the construction programme for which they seek an additional uplift, revising their final contract sum to £413,346.58, an increase of £55,147.88 over the first contract sum uplift of £358,198.70.</p> <p>RPA Ltd, the Council's Employers Agent and Cost Consultants have verified the Schedule of Delay Events and also the attached revised contract sum.</p>		
54	Ysgol Gymraeg Iolo Morganwg Tender Appointment and approval to proceed with Professional services contract.	<p>The tender for Ysgol Gymraeg Iolo Morganwg has been issued through SEWSCAP Framework 4.</p> <p>Part II exemption form has been attached with this EP to ensure that the name of successful contractor is not published on the website.</p>	Cabinet	07.04.2025
55	Land Acquisition from Llandough and Leckwith Memorial Hall	<p>To finalise a land transfer for the new Leckwith and Llandough War Memorial Hall bus stop shelter, ensuring safer placement further back from the main road.</p> <p>Key Details:</p> <ul style="list-style-type: none"> • The bus stop upgrade was completed in July 2022 after a collision in 2020 prompted relocation. • Additional land (gifted by the Hall) for the re-siting of the new bus shelter measures 0.5m x 4.47m. 	Cabinet	28.04.2025

		<ul style="list-style-type: none"> • Section 106 contributions have been spent on the new bus shelter and legal fees associated with the land transfer. • Legal process has been ongoing since May 2021 and emergency powers are required to complete the transfer. <p>This scheme enhances community safety and public transport infrastructure.</p>		
56.	Llanfair Net Zero Carbon	<p>Emergency Powers is requested:</p> <ul style="list-style-type: none"> • To rename this scheme to Llanfair Primary Roof Renewal and carry forward this scheme budget of £225k to the 2025/26 Capital Programme. • To request virement of £35k from the unallocated decarbonisation budget of £45k in the 2025/26 Capital Programme to this scheme. • To appoint the contractor in respect of these works. 	Cabinet	30.04.2025