

## Members' Library Service Request Form

Date of Document	21/08/13
Originator	Gary Miller
Originator's Ref (if any)	GM/CC
Document Title	Proposed House Adaptation and Extension at 1 Station Road, Gifford

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Additional information:

Authorised By	Monica Patterson
Designation	Depute Chief Executive
Date	05/09/13

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Library Reference	207/13
Date Received	04/10/13
Bulletin	Oct13

**REPORT TO:** Members' Library Service

**MEETING DATE:**

**BY:** Depute Chief Executive - Partnership and Services  
For Communities

**SUBJECT:** Proposed House Adaptation and Extension at 1 Station  
Road, Gifford

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## **1 PURPOSE**

To note the decision to award the contract for the Proposed House Adaptation and Extension at 1 Station Road, Gifford to Messrs Ashwood Scotland Ltd, Bathgate.

## **2 RECOMMENDATIONS**

- 2.1 Cabinet is asked to note the decision of the Depute Chief Executive – Partnerships and Services for Communities (per the Head of Housing & Environment) as appointed representative under Standing Order Rule 46 and delegation Appendix 2A (Tenders) thereto and after consultation with the Head of Council Resources to accept Messrs Ashwood Scotland Ltd's tender amounting to £63,526.01 after checking and tender amendments and noting that it is open for consideration until 23 October 2013 for the Proposed House Adaptation and Extension at 1 Station Road, Gifford.

## **3 BACKGROUND**

- 3.1 The property at 1 Station Road, Gifford requires adaptation to meet the needs of a service user who sustained a spinal injury following an accident and now requires re-housing to a property with ground floor bedroom and bathroom facilities. The property must be fully wheelchair accessible and have appropriate activity spaces to accommodate access with a powered wheelchair and accommodate transfers with a hoist and assistance of carers. The Health and Housing Panel agreed a Cat A housing priority and the need for wheelchair accessible housing. The Senior Housing OT subsequently assessed the property at 1 Station

Road, Gifford and confirmed it would be a suitable if adapted and extended. Following discussion with Community Housing Management, the case was presented to the Joint Complex Cases Panel to confirm approval to proceed with the recommendation to adapt and extend the property to meet the needs identified.

3.2 Tender Documents were issued to Four of the Six Lot 1 Framework Contractors. Two Contractors, GHI Contracts Ltd and John A Smith & Sons declined our invitation to tender. The following offers were duly received, all being subjected to detailed checks resulting in the Tender Amounts indicated below:

Ref	Contractor	Tender Amount Before Checking	Tender Amount After Checking	Lowest Checked Tender Amount
1	Ashwood Scotland Ltd Bathgate	£66,787.90	£63,526.01	<u>£63,526.01</u>
2	Gordon Guthrie Contracts Ltd Edinburgh	£77,660.44	£69,167.98	
3	Maxi Construction Ltd Livingston	£93,504.60	£91,527.49	
4	Morris & Spottiswood Edinburgh	No Tender Received		
5	GHI Construction Ltd Bellshill	Declined Invitation to Tender		
6	John A Smith & Son (Building Contractors) Ltd, Athelstaneford	Declined Invitation to Tender		

3.3 As part of the tender checking process all three tendering Contractors were provided with some additional design information that had not been available during the tender period and were invited to amend their tenders accordingly.

3.4 As indicated at 3.2 Messrs Ashwood Scotland Ltd's tender amounting to £63,526.01 after detailed checking and tender amendments remains the lowest of the offers submitted and has been competitively priced throughout.

3.5 Messrs Ashwood Scotland Ltd have indicated that they proposed to use the following Sub-Contractors:

Decoration - Orr Decorators Ltd, Glasgow

Roofing - Shaw MacIntyre Roofing Ltd, Bathgate

Electrical - J K McCrone Electrical, Edinburgh

- 3.6 The Contract is prepared on a firm price basis in terms of the JCT Minor Works Building Contract for Use in Scotland (2011 Edition) issued by the Scottish Building Contract Committee and the Contractor has undertaken to complete the works within 12 weeks from the date of commencement.

#### **4 COMMUNITY BENEFITS IN PROCUREMENT (CBIP)**

- 4.1 Messrs Ashwood Scotland Ltd have submitted with their Tender the following Community Benefits proposal which satisfies the Council's requirements for a project of this nature, value and duration:

Providing a minimum of one extended work placement of 1 week for a school pupil from an East Lothian School.

#### **5 EQUALITIES IMPACT ASSESSMENT**

- 5.1 This report is not applicable to the well-being of equalities groups and an Equalities Impact Assessment is not required.

#### **6 POLICY IMPLICATIONS**

- 6.1 None.

#### **7 RESOURCE IMPLICATIONS**

- 7.1 Financial – Together with the addition of restricted ELC Professional Costs & Expenses and External Consultant's Professional Costs and expenses, the total project expenditure will not exceed £69,000.00 and has been approved by the Head of Council Resources.

The costs will be met from the budget for Disabled Adaptations in the Council's HRA Capital Plan for 2013/2014.

The major element of this expenditure will be in this financial year with the remaining retention monies allocated in the 2014/2015 financial year.

- 7.2 Personnel – None.

- 7.3 Other – None.

## 8 BACKGROUND PAPERS

8.1 None.

<b>AUTHOR'S NAME</b>	Richard Jennings
<b>DESIGNATION</b>	Head of Housing & Environment
<b>CONTACT INFO</b>	Gary Miller – Ext 7269 GM/CC – 21 August 2013