

Members' Library Service Request Form

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Originator	Gary Fenwick
Originator's Ref (if any)	GF
Document Title	Proposed Work Notice Repair Works at 1 to 28 Fowler Court, Prestonpans

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Cabinet

Additional information:

Authorised By	Douglas Proudfoot
Designation	Acting Head of Development
Date	29/09/14

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REPORT TO: Members' Library Service

MEETING DATE:

BY: Depute Chief Executive – Partnerships and Services for Communities

SUBJECT: Proposed Work Notice Repair Works at 1 to 28 Fowler Court, Prestonpans

1 PURPOSE

- 1.1 To note the decision to award the contract for the Proposed Work Notice Repair Works at 1 – 28 Fowlers Court, Prestonpans to Messrs G Grigg & Sons Ltd

2 RECOMMENDATIONS

- 2.1 Cabinet is asked to note the decision of the Head of Development in consultation with the Head of Council Resources to accept Messrs G Grigg & Sons Ltd's tender amounting to £47,690.96 after checking, and noting that it is open for consideration until 24 October 2014, for the Proposed Work Notice Repair Works at 1 – 28 Fowler Court, Prestonpans

3 BACKGROUND

- 3.1 The Council's Environmental Health & Trading Standards department served a Work Notice on this property on 28 November 2013 requiring owners to undertake essential work to return the building to a reasonable standard of repair. Owners have not complied with this Notice and the Council is now in a position to enforce this Notice, commission the work directly and recoup costs from owners.
- 3.2 Tender Documents were prepared by Hardies Property & Construction Consultants, one of the Council's Framework Consultant Building Surveyors. These documents were issued to the four undernoted selected Contractors and the following offers were duly received, the lowest three being subjected to detailed checks resulting in the tender Amounts indicated overleaf:

Ref	Contractor	Tender Amount Before Checking	Tender Amount After Checking	Lowest Checked Tender Amount
1	G Grigg & Son Ltd, Musselburgh	£47,190.96	£47,690.96	<u>£47,690.96</u>
2	Musselburgh Roofing & Building Services, Musselburgh	£47,521.00	£48,071.00	
3	Ronald g Graham Roofing & Building Ltd, Edinburgh	£66,963.16	£51,543.98	
4	Campbell & Smith Construction Group Ltd, Ormiston	No return		

3.3 As indicated at 3.2 above, Messrs G Grigg & Son Ltd's tender amounting to £47,690.96 after detailed checking remains the lowest of the offers submitted and has been competitively priced throughout.

3.4 Messrs G Grigg & Son Ltd have yet to confirm the use of any domestic Sub-Contractors.

3.5 The Contract is prepared on a firm price basis in terms of the Minor Works Building Contract for Use in Scotland 2011 Edition (SBCC/MW/Scot) issued by the Scottish Building Contract Committee.

4 COMMUNITY BENEFITS IN PROCUREMENT (CBIP)

4.1 None

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 –

Lowest checked and compliant Tender	£47,690.96
External Building Surveying & CDM Co-ordinator Fees and Expenses including Initial Condition Survey and Report	<u>£ 3,700.00</u>
	<u>£51,390.96</u>

As works progress on site, costs are paid by the Council and owners invoiced on completion. If invoices are not paid by owners, a Repayment charge is secured against the title deeds of the residential properties. Interest is charged on outstanding amounts.

7.2 Personnel – None

7.3 Other – None

8 BACKGROUND PAPERS

8.1 None

AUTHOR'S NAME	Douglas Proudfoot
DESIGNATION	Acting Head of Housing & Environment
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