

## Members' Library Service Request Form

Date of Document	26/11/14
Originator	Douglas Proudfoot
Originator's Ref (if any)	
Document Title	Proposed House Alterations and Extension at 26 Lennox Road, Haddington

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Additional information:

Authorised By	Monica Patterson
Designation	Depute Chief Executive
Date	11/12/14

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**REPORT TO:** Members' Library Service

**MEETING DATE:**

**BY:** Depute Chief Executive (Partnerships and Community Services)

**SUBJECT:** Proposed House Alterations and Extension at 26 Lennox Road, Haddington

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## **1 PURPOSE**

To note the decision to award the contract for the Proposed House Alterations and Extension at 26 Lennox Road, Haddington to Messrs Campbell & Smith Ltd, Ormiston.

## **2 RECOMMENDATIONS**

- 2.1 Cabinet is asked to note the decision of the Head of Communities & Partnerships in consultation with the Head of Council Resources to accept Messrs Campbell & Smith Ltd's tender amounting to £55,814.00 after checking and correction and noting that it is open for consideration until 5 February 2015 for the Proposed House Alterations and Extension at 26 Lennox Road, Haddington.

## **3 BACKGROUND**

- 3.1 Report to Cabinet on 13 November 2012, Extensions Policy, presented and set out the Council's proposals for house extensions. The report highlighted that due to high demand and a shortage of affordable housing a number of households in East Lothian are overcrowded. The Property at 26 Lennox Road, Haddington was assessed by the Housing Manager as being overcrowded and in need of extension. The Council intends, through competitive tendering to appoint a Contractor to extend this house.
- 3.2 Tender Documents were issued to the Council's five House Extension Framework Contractors. One Contractor, S.R. Joinery Ltd, withdrew from tendering during the tender period. The following offers were duly received, the three lowest 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	Campbell & Smith Ltd Ormiston	£55,614.00	£55,814.00	<u>£55,814.00</u>
2	Gordon Guthrie Contracts Ltd Edinburgh	£55,958.00	£55,958.00	
3	Ashwood Scotland Ltd Bathgate	£75,564.72	£75,564.72	
4	Individually Designed Homes Ltd Musselburgh	£95,556.00	Not Checked	
5	S.R. Joinery Ltd Tranent	Withdrew From Tendering	Withdrew From Tendering	

3.3 As indicated at 3.2 Messrs Campbell & Smith Ltd's tender amounting to £55,814.00 after detailed checking and correction remains the lowest of the offers submitted and has been competitively priced throughout.

3.4 Messrs Campbell & Smith Ltd have indicated that they proposed to use the following Sub-Contractors:

- Decoration - Prodec Decorating Services Ltd, Broxburn
- Roofing - Lenaghan Roofing Services Ltd, Bonnyrigg
- Electrical - Lighting & Power Systems Ltd, Lasswade
- Plumbing - John Queen & Sons Ltd, Perth

3.5 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 14 weeks from the date of commencement.

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

Community Benefits in procurement do not apply to this contract.

#### **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 Consultants' Professional Costs and expenses, the total project expenditure will not exceed £63,000.00 and has been approved by the Head of Council Resources.

The costs will be met from the budget for House Extensions in the Council's HRA Capital Plan for 2014/2015, 2015/2016 and 2016/2017.

The major element of this expenditure will be in the financial year 2014/2015 with the remaining expenditure and retention monies allocated in the 2015/2016 and 2016/2017 financial years as follows:

<u>2014/2015</u>	<u>2015/2016</u>	<u>2016/2017</u>
£49,400.00	£12,000.00	£1,600.00

- 7.2 Personnel – None.

- 7.3 Other – None.

## **8 BACKGROUND PAPERS**

- 8.1 Report to Cabinet, November, 2012, Extensions Policy

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<b>DESIGNATION</b>	Acting Head of Development
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