

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 23 Caponhall Road, Tranent |

Please indicate if access to the document is to be “unrestricted” or “restricted”, with regard to the terms of the Local Government (Access to Information) Act 1985.

| | | | |
|--------------|-------------------------------------|------------|--------------------------|
| Unrestricted | <input checked="" type="checkbox"/> | Restricted | <input type="checkbox"/> |
|--------------|-------------------------------------|------------|--------------------------|

If the document is “restricted”, please state on what grounds (click on grey area for drop-down menu):

| |
|-----------------|
| For Publication |
|-----------------|

Please indicate which committee this document should be recorded into (click on grey area for drop-down menu):

| |
|---------|
| Cabinet |
|---------|

Additional information:

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

| | |
|----------------------|----------|
| For Office Use Only: | |
| Library Reference | 152/14 |
| Date Received | 15/12/14 |
| Bulletin | Dec 14 |

REPORT TO: Members' Library Service

MEETING DATE:

BY: Depute Chief Executive (Partnerships and Community Services)

SUBJECT: Proposed House Alterations and Extension at 23 Caponhall Road, Tranent

1 PURPOSE

To note the decision to award the contract for the Proposed House Alterations and Extension at 23 Caponhall Road, Tranent to Messrs Gordon Guthrie Contracts Ltd, Edinburgh.

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 Gordon Guthrie Contracts Ltd's tender amounting to £47,309.00 after checking and correction and noting that it is open for consideration until 5 February 2015 for the Proposed House Alterations and Extension at 23 Caponhall Road, Tranent.

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 23 Caponhall Road, Tranent 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 | Gordon Guthrie Contracts Ltd Edinburgh | £46,499.00 | £47,309.00 | <u>£47,309.00</u> |
| 2 | Campbell & Smith Ltd Ormiston | £49,923.00 | £49,923.00 | |
| 3 | Ashwood Scotland Ltd Bathgate | £54,002.34 | £54,002.34 | |
| 4 | Individually Designed Homes Ltd Musselburgh | £89,642.40 | Not Checked | |
| 5 | S.R. Joinery Ltd Tranent | Withdrew From Tendering | Withdrew From Tendering | |

3.3 As indicated at 3.2 Messrs Gordon Guthrie Contracts Ltd's tender amounting to £47,309.00 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 - Aldec Decoration, Edinburgh

Electrical - Gordon Miller Electrical, Edinburgh

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 £53,000.00 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> |
|------------------|------------------|------------------|
| £41,600.00 | £10,000.00 | £1,400.00 |

- 7.2 Personnel – None.

- 7.3 Other – None.

8 BACKGROUND PAPERS

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

| | |
|----------------------|----------------------------------------------------|
| AUTHOR'S NAME | Douglas Proudfoot |
| DESIGNATION | Acting Head of Development |
| CONTACT INFO | Gary Miller – Ext 7269 GM/CC – 26 November 2014 |