

Members' Library Service Request Form

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Originator	Gary Miller
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Document Title	Proposed House Alterations and Extension at 29 Carberry Court, Whitecraig

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Cabinet

Additional information:

Authorised By	Douglas Proudfoot
Designation	Acting Head of Development
Date	18/12/14

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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 29 Carberry Court, Whitecraig

1 PURPOSE

To note the decision to award the contract for the Proposed House Alterations and Extension at 29 Carberry Court, Whitecraig to Messrs Gordon Guthrie Contracts Ltd, Edinburgh.

2 RECOMMENDATIONS

- 2.1 Cabinet is asked to note the decision of the Acting Head of Development in consultation with the Head of Council Resources to accept Messrs Gordon Guthrie Contracts Ltd's tender amounting to £27,534.00 after checking and noting that it is open for consideration until 12 February 2015 for the Proposed House Alterations and Extension at 29 Carberry Court, Whitecraig.

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 29 Carberry Court, Whitecraig 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 withdrew from tendering during the tender period. The following offers were duly

received, all being subjected to detailed checks resulting in the Tender Amounts indicated:

Ref	Contractor	Tender Amount Before Checking	Tender Amount After Checking	Lowest Checked Tender Amount
1	Gordon Guthrie Contracts Ltd Edinburgh	£27,534.00	£27,534.00	<u>£27,534.00</u>
2	Individually Designed Homes Ltd Musselburgh	£34,067.00	£29,884.51	
3	Campbell & Smith Ltd Ormiston	£31,380.00	£32,430.00	
4	Ashwood Scotland Ltd Bathgate	£42,133.14	£42,370.14	
5	S.R. Joinery Ltd Tranent	Withdrawn from Tendering	Withdrawn from Tendering	

3.3 As indicated at 3.2 Messrs Gordon Guthrie Contracts Ltd's tender amounting to £27,534.00 after detailed checking and tender confirmation remains the lowest of the offers submitted and has been competitively priced throughout.

3.4 Messrs Guthrie Contracts 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)

4.1 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 £34,000.00 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 and 2015/2016.

The major element of this expenditure will be in the financial year 2014/2015 with the remaining retention monies allocated in the 2015/2016 financial year.

- 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 – 11 December 2014