

Members' Library Service Request Form

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Originator	Gary Miller
Originator's Ref (if any)	GM/CC
Document Title	Proposed House Alterations and Extension at 67 Laburnum Avenue, Port Seton

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Additional information:

Authorised By	Douglas Proudfoot
Designation	Acting Head of Development
Date	04/02/15

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REPORT TO: Members' Library Service

MEETING DATE:

BY: Acting Head of Development

SUBJECT: Proposed House Alterations and Extension at 67 Laburnum Avenue, Port Seton

1 PURPOSE

- 1.1 To note the decision to award the contract for the proposed house alterations and extension at 67 Laburnum Avenue, Port Seton 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 £87,338.00 after checking and noting that it is open for consideration until 17 March 2015 for the Proposed House Alterations and Extension at 67 Laburnum Avenue, Port Seton.

3 BACKGROUND

- 3.1 The property at 67 Laburnum Avenue, Port Seton requires adaptation to meet the needs of the current tenant. The Community Care Assessment by Adult Wellbeing has confirmed the need for a property with ground floor bedroom and bathroom facilities.
- 3.2 The property must be fully wheelchair accessible and have appropriate activity spaces to accommodate access with a powered wheelchair and accommodate transfers with a ceiling track hoist and assistance of carers. In addition the bathroom must be large enough to accommodate a very large specialist bath and have adequate activity space surrounding the bath to facilitate safe moving and handling techniques for carers to assist with bathing. The kitchen must also be wheelchair accessible and designed to facilitate use by both wheelchair dependant and ambulant users.

- 3.3 Joint work has been carried out between Adult Wellbeing and Community Housing to consider options to meet the needs identified. The case was presented to the Joint Complex Cases Panel to confirm management approval to proceed with the recommendation to adapt and extend the property to meet the needs identified.
- 3.4 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, another Contractor, Ashwood Scotland Ltd, did not return a 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	Gordon Guthrie Contracts Ltd Edinburgh	£87,338.00	£87,338.00	<u>£87,338.00</u>
2	Campbell & Smith Ltd Ormiston	£97,835.00	£97,835.00	
3	Individually Designed Homes Ltd Musselburgh	£115,532.00	£115,532.00	
4	Ashwood Scotland Ltd Bathgate	No Tender Received	No Tender Received	
5	S.R. Joinery Ltd Tranent	Withdrew from Tendering	Withdrew from Tendering	

- 3.5 As indicated at 3.2 Messrs Gordon Guthrie Contracts Ltd's tender amounting to £87,338.00 after detailed checking and tender confirmation remains the lowest of the offers submitted and has been competitively priced throughout.
- 3.6 Messrs Guthrie Contracts Ltd have indicated that they proposed to use the following Sub-Contractors:
- Decoration - Aldec Decoration, Edinburgh
- Electrical - Gordon Miller Electrical, Edinburgh
- 3.7 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 18 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 £96,000.00 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 2014/2015, 2015/2016 and 2016/2017.

An element of this expenditure will be in this financial year 2014/2015 with the remaining expenditure and retention monies allocated in the 2015/2016 and 2016/2017 financial years.

<u>2014/2015</u>	<u>2015/2016</u>	<u>2016/2017</u>
£35,000.00	£58,600.00	£2,400.00

7.2 Personnel – None

7.3 Other – None

8 BACKGROUND PAPERS

8.1 None

AUTHOR'S NAME	Douglas Proudfoot
DESIGNATION	Acting Head of Development
CONTACT INFO	Gary Miller – Ext 7269 GM/CC – 15 January 2015