

Members' Library Service Request Form

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Document Title	Proposed House Alterations and Extension at 11 Rope Walk, Prestonpans

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Authorised By	Ray Montgomery
Designation	Head of Infrastructure
Date	27/07/17

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REPORT TO: Members' Library Service

MEETING DATE:

BY: Head of Infrastructure

SUBJECT: Proposed House Alterations and Extension at
11 Rope Walk, Prestonpans

1 PURPOSE

- 1.1 To note the decision to award the contract for the Proposed House Alterations and Extension at 11 Rope Walk, Prestonpans to Messrs Gordon Guthrie Contracts Ltd, Edinburgh.

2 RECOMMENDATIONS

- 2.1 Cabinet is asked to note the decision of the Head of Infrastructure in consultation with the Head of Partnership and Services for Communities to accept Messrs Gordon Guthrie Contracts Ltd's tender amounting to £79,274.00 after checking, and noting that it is open for consideration until 30th June 2017 for the Proposed House Alterations and Extension at 9 Elm Street, Dunbar.

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 11 Rope Walk Prestonpans was assessed by the Housing Manager as being overcrowded and in need of extension. The Council now intends, following competitive tendering, to appoint a Contractor to extend this property.
- 3.2 Tender Documents were issued to the Council's five House Extension Framework Contractors, and the following offer was duly received. Four of the five framework contractors did not return tenders. Reasons received for this included lack of resource at this time, lack of interest, and in one case, contractor failed to record the correct tender return date.

Ref	Contractor	Tender Amount Before Checking	Tender Amount After Checking	Lowest Checked Tender Amount
1	Gordon Guthrie Contracts Ltd Edinburgh	£79,274.00	£79,274.00	<u>£79,274.00</u>
2	Individually Designed Homes Ltd Musselburgh	No return		
3	Campbell & Smith Ltd Ormiston	No return		
4	S.R. Joinery Ltd Tranent	No return		
5	Ashwood Scotland Ltd Bathgate	No return		

3.3 As indicated at 3.2 Messrs Gordon Guthrie Contracts Ltd's tender amounting to £79,274.00 after detailed checking is the only offer submitted and has been competitively priced throughout.

3.4 Messrs Gordon Guthrie Contracts Ltd have indicated that they propose to use the following Sub-Contractors:

Decoration - Aldec Decoration, Edinburgh

Electrical - Gordon Miller Electrical, Edinburgh

Roofing - R&R Roofing, Edinburgh

The Contract is prepared on a firm price basis in terms of the JCT Minor Works Building Contract for Use in Scotland (2011 Edition) incorporating Amendment 1 issued March 2015, issued by the Scottish Building Contract Committee, and the Contractor has undertaken to complete the works within 16 weeks from the date of commencement.

4 COMMUNITY BENEFITS IN PROCUREMENT (CBIP)

4.1 Gordon Guthrie Contracts Ltd is currently satisfying his Community Benefits responsibility to the Council, based on credit earned through other work, for the purposes of this project. Gordon Guthrie has also undertaken to offer a week's work experience to a local school leaver if required.

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 along with statutory fees, the total project expenditure will not exceed £82,500.00 and has been approved by the Budget Holder.

The costs will be met from the budget for House Extensions in the Council's HRA Capital Plan for 2017/2018 and 2018/2019.

- 7.2 Personnel – None.

- 7.3 Other – None.

8 BACKGROUND PAPERS

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

AUTHOR'S NAME	Ray Montgomery
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