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Document Title	Proposed House Alterations and Extension at 12 Muirpark Road, Tranent

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Additional information:

Authorised By	Tom Shearer
Designation	Head of Infrastructure
Date	26/02/18

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**REPORT TO:** Proposed House Alterations and Extension at  
12 Muirpark Road Tranent

**MEETING DATE:**

**BY:** Executive Director (Services for Communities)

**SUBJECT:** Proposed House Alterations and Extension at  
12 Muirpark Road Tranent

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## **1 PURPOSE**

- 1.1 To note the decision to award the contract for the Proposed House Alterations and Extension at 12 Muirpark Road, Tranent to Messrs Campbell & Smith Construction Group Ltd, Ormiston.

## **2 RECOMMENDATIONS**

- 2.1 Cabinet is asked to note the decision of the Head of Infrastructure in consultation with the Head of Development to accept Messrs Campbell & Smith Construction Group Ltd's tender amounting to £64,075.00 after checking, and noting that it is open for consideration until 21st April 2018 for the Proposed House Alterations and Extension at 12 Muirpark 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 12 Muirpark Road Tranent 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. Three of the five framework contractors did not return tenders.

Ref	Contractor	Tender Amount Before Checking	Tender Amount After Checking	Lowest Checked Tender Amount
1	Campbell & Smith Construction Group, Ormiston	£63,970.00	£64,075.00	<u>£64,075.00</u>
2	Gordon Guthrie Contracts Ltd Edinburgh	£74,874.70	£74,874.70	
3	Individually Designed Homes Ltd Musselburgh	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 Campbell & Smith Ltd's tender amounting to £64,075.00 after detailed checking is the lowest offer submitted and has been competitively priced throughout.

3.4 Messrs Campbell & Smith Ltd have yet to confirm Sub-Contractors.

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 Campbell & Smith Construction Group Ltd are currently satisfying their Community Benefits responsibility to the Council, based on credit earned through other work, for the purposes of this project.

#### **5 INTEGRATED IMPACT ASSESSMENT**

- 5.1 The subject of this report does not affect the wellbeing of the community or have a significant impact on equality, the environment or economy.

## **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 £66,500.00 and has been approved by the Budget Holder.

The costs will be met from the budget for House Extensions & Alterations 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

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