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Document Title	Proposed House Extension & Alterations at 24 Steading View Tranent

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Additional information:

Authorised By	Tom Reid
Designation	Head of Infrastructure
Date	16/11/20

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Library Reference	124/20
Date Received	20/11/20
Bulletin	Nov20

REPORT TO: MEMBERS' LIBRARY SERVICE

MEETING DATE: November 2020

BY: Head of Infrastructure

SUBJECT: Proposed House Extension & Alterations at 24 Steading View Tranent

1 PURPOSE

- 1.1 To note the decision to award the contract for the Proposed House Extension & Alterations at 24 Steading View Tranent to Messrs Robert Rollo & Sons, Prestonpans.

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 Robert Rollo & Sons tender amounting to £70,322.96 after checking, and noting that it is open for consideration until 12 December 2020, for the Proposed House Extension & Alterations at 24 Steading View 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 and alterations. The report highlighted that, due to high demand and a shortage of affordable housing, a number of households in East Lothian are overcrowded or in need of alteration due to essential medical need. The property at 24 Steading View Tranent was assessed by the Housing Manager as being in need of extension and alteration. The Council now intends, following competitive tendering, to appoint a Contractor to alter this property.
- 3.2 Tender Documents were issued to the 5Nr Contractors on the Council's Framework of Contractors for House Extensions and Alterations, and the following offers were duly received. 2Nr framework contractors declined

to return a tender. Contractors who returned tenders, in alphabetical order, were:-

- Gordon Guthrie Contracts, Edinburgh
- L&D Plumbing and Tiling Services, Glasgow
- Robert Rollo & Sons, Prestonpans

3.3 The following tenders were duly received and subjected to detailed checks, resulting in the tender amounts indicated below, presented in ascending order:-

Ref	Contractor	Tender Amount Before Checking	Tender Amount After Checking	Lowest Checked Tender Amount
1	Robert Rollo & Sons	£70,322.96	£70,322.96	<u>£70,322.96</u>
2	Contractor 2	£88,488.02	£88,488.02	
3	Contractor 3	£92,076.00	£92,076.00	
4	Contractor 4	No return		
5	Contractor 5	No return		

3.4 As indicated at 3.2, Messrs Robert Rollo & Sons tender amounting to £70,322.96 after detailed checking is the lowest offer submitted and has been competitively priced throughout.

3.5 Messrs Robert Rollo & Sons list of proposed domestic subcontractors is to be confirmed.

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. The programme for completion of these works is by Friday 16th October 2020.

4 COMMUNITY BENEFITS IN PROCUREMENT (CBIP)

4.1 Robert Rollo & Sons have undertaken to satisfy their Community Benefits contract responsibilities.

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 £80,000.00, and has been approved by the Budget Holder.

The costs will be met from the budget for Social Work Adaptations in the Council's HRA Capital Plan for 2020/2021 and 2021/2022.

- 7.2 Personnel – None.

- 7.3 Other – None.

8 BACKGROUND PAPERS

- 8.1 Report to Cabinet, November 2012, Extensions Policy

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