

Members' Library Service Request Form

Date of Document	12/11/20
Originator	Gary Fenwick
Originator's Ref (if any)	GF
Document Title	Proposed Social Work Adaptations to 80Nr Council Houses (2020) at Various Addresses, East Lothian

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Cabinet

Additional information:

Authorised By	Tom Reid
Designation	Head of Infrastructure
Date	11/12/20

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REPORT TO: Members' Library Service

MEETING DATE:

BY: Head of Infrastructure

SUBJECT: Proposed Social Work Adaptations to 80Nr Council Houses (2020) at Various Addresses, East Lothian

1 PURPOSE

- 1.1 To note the decision to award the contract for the Proposed Social Work Adaptations to 80Nr Council Houses (2020) at Various Addresses, East Lothian to Messrs L&D Plumbing & Tiling Services Ltd Glasgow

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 L&D Plumbing & Tiling Services Ltd's tender amounting to £417,188.67 after checking, and noting that it is open for consideration until 12th December 2020, for the Proposed Social Work Adaptations to 80Nr Council Houses (2020) at Various Addresses, East Lothian.

3 BACKGROUND

- 3.1 The Council is proposing to continue the ongoing programme of Social Work Adaptations, Bathroom and Shower room Adaptations in Council houses.

A Contractors Framework Agreement is in place to deal with the Councils programme of Bathroom and Shower room Adaptations, and the conditions of this framework allow the Council to run a mini competition inviting the framework contractors to submit competitive tenders for a defined scope of works. The Council has identified works involving the modernisation of 80Nr previously adapted bathrooms, and a tender package was prepared. The main purpose of this exercise is to gain the benefit of economies of scale through offering the successful contractor guaranteed volume. See part 3.4 below for further comment on this.

3.2 After consultation with the Council's Corporate Procurement Department, tender documents were issued to the Framework Contractors, and the following 2Nr offers were duly received.

Ref	Contractor	Tender Amount Before Checking	Tender Amount After Checking	Lowest Checked Tender Amount
1	L&D Plumbing & Tiling Services Ltd, Glasgow	£407,924.42	£417,188.67	<u>£417,188.67</u>
2	Everwarm Ltd, Bathgate	£533,605.09	£536,312.05	
3	Dunedin Waugh Building Services, Tranent	No return		
4	McTear Contracts Ltd, Wishaw	No return		
5	Novus Property Solutions, Bathgate	No return		

3.3 As indicated at 3.2, Messrs L&D Plumbing & Tiling Services Ltd's tender amounting to £417,188.67 after checking and correction, is the lowest of the offers submitted, and has been consistently and competitively priced throughout.

3.4 A value for money assessment of the lowest tender has been carried out by the Council Quantity Surveyor. This involved comparing the tendered average cost per bathroom adaptation with the live framework rates for the same work from the same contractor. This exercise demonstrated that average adaptation costs contained in this tender are some 4% lower than the comparable live framework rates.

3.5 The Contract has been prepared in terms of the JCT Minor Works Building Contract for use in Scotland (2011 Edition) incorporating Amendment 1 (March 2015).

4 **Community Benefits in Procurement (CBIP)**

4.1 Messrs L&D Plumbing and Tiling Services Ltd have undertaken to comply with the contract requirement governing the Contractors Community Benefits 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 – Along with external Design fees, the total project expenditure will not exceed £506,279.87. All professional services associated with this project are provided by an external consultant and there are therefore no internal ELC costs. The total project cost for this 80Nr Social Work Adaptations project is broken down as follows:-

The Works Tender - £417,188.67

Pre Contract Survey / Design / Drawings / Spec - £37,800.00

Post Contract Administration / QS / Clerk of Works Quality Role / Final Accounting and Defects Administration - £40,488.00

CDM / Health & Safety - £10,803.20

Total - £506,279.87

- 7.2 The costs will be contained within the budget allocated for Disabled Adaptations in the Council's Approved Capital Modernisation Programme which is part of the Housing Revenue Account for 2020/2021, 2021/2022, and 2022/2023 and has been approved by the Budget Holder.

- 7.3 Personnel – None.

- 7.4 Other – None.

8 BACKGROUND PAPERS

- 8.1 None

AUTHOR'S NAME	Tom Reid
DESIGNATION	Head of Infrastructure
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DATE	12 th November 2020