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Document Title	Proposed House Extension at 6 Bellfield Square, Prestonpans

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Designation	Head of Development
Date	13/03/14

For Office Use Only:	
Library Reference	49/14
Date Received	12/03/14
Bulletin	Mar14

REPORT TO: Members' Library Service

MEETING DATE:

BY: Depute Chief Executive – Partnerships and Community Services

SUBJECT: Proposed House Extension at 6 Bellfield Square, Prestonpans

1 PURPOSE

To advise Members of the decision to award the contract for the Proposed House Extension at 6 Bellfield Square, Prestonpans to Messrs Gordon Guthrie Contracts Ltd, Edinburgh.

2 RECOMMENDATIONS

- 2.1 Cabinet is asked to note the decision of the Executive Director (Services for Communities) (per the Head of Housing & Environment) as appointed representative under Standing Order Rule 46 and delegation Appendix 2A (Tenders) thereto and after consultation with the Head of Council Resources to accept Messrs Gordon Guthrie Contracts Ltd's tender amounting to £37,895.00 after checking and correction and noting that it is open for consideration until 3 June 2014 for the Proposed House Extension at 6 Bellfield Square, Prestonpans.

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 6 Bellfield Square, Prestonpans was assessed by the Housing Manager as being overcrowded and in need of extension. The Council intends, through competitive tendering to appoint a Contractor to extend this house.

3.2 Tender Documents were issued to Four of the Six Lot 1 Framework Contractors. Two Contractors, GHI Contracts Ltd and John A Smith & Sons declined our invitation to tender. The following offers were duly received, with the lowest three 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	£38,345.00	£37,895.00	<u>£37,895.00</u>
2	Ashwood Scotland Ltd Bathgate	£47,887.00	£55,922.00	
3	Morris & Spottiswood Edinburgh	£49,176.00	£50,474.00	
4	Maxi Construction Ltd Livingston	£64,797.00	Unchecked	
5	GHI Construction Ltd Bellshill	Declined Invitation to Tender		
6	John A Smith & Son(Building Contractors) Ltd, Athelstaneford	Declined Invitation to Tender		

3.3 As indicated at 3.2 Messrs Gordon Guthrie Contracts Ltd's tender amounting to £37,895.00 after detailed checking and tender correction remains the lowest of the offers submitted and has been competitively priced throughout.

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

- Decoration - Allddec Decoration, Edinburgh
- Roofing - Numastic Roofing, Edinburgh
- Electrical - Gordon Miller Electrical, Edinburgh

3.5 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 12 weeks from the date of commencement.

4 COMMUNITY BENEFITS IN PROCUREMENT (CBIP)

- 4.1 Messrs Guthrie Contracts Ltd have submitted with their Tender the following Community Benefits proposal which satisfies the Council's requirements for a project of this nature, value and duration and future projects.

Providing a four week work experience for an East Lothian teenager with a view to offering a joiner apprenticeship.

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 Consultant's Professional Costs and expenses, the total project expenditure will not exceed £44,000.00 and has been approved by the Head of Council Resources.

The costs will be met from the budget for House Extensions in the Council's HRA Capital Plan for 2014/2015.

The major element of this expenditure will be in the financial year 2014/2015 with the remaining retention monies allocated in the 2015/2016 financial year.

- 7.2 Personnel – None

- 7.3 Other – None

8 BACKGROUND PAPERS

Report to Cabinet, November 2012, Extensions Policy.

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