

Members' Library Service Request Form

Date of Document	17/03/15
Originator	Gary Fenwick
Originator's Ref (if any)	
Document Title	Proposed Work Notice Repair Works at 134B, 136 & 138 North High Street, Musselburgh

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Additional information:

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Designation	Acting Head of Development
Date	23/03/15

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REPORT TO: Members' Library Service

MEETING DATE:

BY: Depute Chief Executive – Partnerships and Services for Communities

SUBJECT: Proposed Work Notice Repair Works at 134B, 136 & 138 North High Street, Musselburgh

1 PURPOSE

- 1.1 To note the decision to award the contract for the Proposed Work Notice Repair Works at 134B, 136 & 138 North High Street, Musselburgh to Messrs Musselburgh Roofing & Building Services Ltd

2 RECOMMENDATIONS

- 2.1 Cabinet is asked to note the decision of the Head of Development in consultation with the Head of Council Resources to accept Messrs Musselburgh Roofing & Building Services Ltd's tender amounting to £32,358.74 after checking, and noting that it is open for consideration until 20th May 2015, for the Proposed Work Notice Repair Works at 134B, 136 & 138 North High Street, Musselburgh.

3 BACKGROUND

- 3.1 The Council's Environmental Health & Trading Standards Department served a Work Notice on this property on 1st October 2013 requiring owners to undertake essential work to return the building to a reasonable standard of repair. Owners did not comply with this Notice and the Council is now obligated to enforce this Notice, commission the work directly and recoup costs from owners.
- 3.2 The procurement procedure to which this Report relates replaces a procedure originally carried out in May / June 2014. See Part 8 of this report for details of relevant background paper references. This procedure addresses matters identified and covered by the above noted background papers, and desired new outcomes have now been achieved.

3.3 Tender Documents were prepared by Summers-Inman Construction & Property Consultants, one of the Council's Framework Consultant Building Surveyors. A list of suitable tenderers was established and documents were issued to the five undernoted Contractors.

The following offers were duly received and were 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	Musselburgh Roofing & Building Services, Musselburgh	£32,358.74	£32,358.74	<u>£32,358.74</u>
2	Ronald G Graham Roofing & Building Ltd, Edinburgh	£36,551.45	£36,551.45	
3	G Grigg & Son Ltd, Musselburgh	£38,348.41	£38,348.41	
4	James Breck Ltd, Edinburgh	£41,141.63	Not checked	
5	Campbell & Smith Group Ltd, Ormiston	£41,613.71	Not checked	

3.4 As indicated at 3.3 above, Messrs Musselburgh Roofing & Building Services Ltd's tender amounting to £32,358.74 after detailed checking remains the lowest of the offers submitted and has been competitively priced throughout.

3.5 Messrs Musselburgh Roofing & Building Services Ltd have yet to confirm their list of domestic Sub-Contractors.

3.6 The Contract is prepared on a firm price basis in terms of the Minor Works Building Contract for Use in Scotland 2011 Edition (SBCC/MW/Scot) issued by the Scottish Building Contract Committee.

4 COMMUNITY BENEFITS IN PROCUREMENT (CBIP)

4.1 None.

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 –

Lowest checked and compliant Tender	£32,358.74
External Building Surveying & CDM Co-ordinator Fees and Expenses including Initial Condition Survey and Report	£ 4,675.00
ELC Internal Client Agent / Technical Advice / Co-ordination Services	£ 950.00
Total	<u>£37,983.74</u>

As works progress on site, costs are paid by the Council and owners invoiced on completion. If invoices are not paid by owners, a Repayment Charge is secured against the title deeds of the residential properties. Interest is charged on outstanding amounts.

7.2 Personnel – None.

7.3 Other – None.

8 BACKGROUND PAPERS

8.1 Members Library Service Report: June 2014 – Proposed Work Notice Repair Works at 134B, 136 & 138 North High Street, Musselburgh

8.2 Members Library Service Report: September 2014 – Cancellation of Proposed Work Notice Repair Works at 134B, 136 & 138 North High Street, Musselburgh

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