

Members' Library Service Request Form

Date of Document	01/09/15
Originator	Head Of Communities & Partnerships
Originator's Ref (if any)	
Document Title	Social Work Adaptations - Proposed Bathroom and Shower room Adaptations to Council Properties – Framework Agreement

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Cabinet

Additional information:

Authorised By	Tom Shearer
Designation	Head of Communities & Partnerships
Date	28 th September 2015

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REPORT TO: Members' Library Service

MEETING DATE:

BY: Depute Chief Executive – Partnerships and
Community Services

SUBJECT: Social Work Adaptations - Proposed Bathroom and Shower
room Adaptations to Council Properties – Framework
Agreement

1 PURPOSE

- 1.1 To note the decision to award the contract for the Proposed Bathroom and Shower room Adaptations to Council Properties – Framework Agreement to Messrs Keepmoat.

2 RECOMMENDATIONS

- 2.1 Cabinet is asked to note the decision of the Head of Communities and Partnerships in consultation with the Head of Council Resources to accept Messrs Keepmoat's tendered rates and prices (See part 8 – Background Papers) for the Proposed Bathroom and Shower room Adaptations to Council Properties in East Lothian 2015 over a 2 year contract period with an optional 2 x 1 year contract extension, and noting it is open for consideration until 30th September 2015.

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. The new contract will run for two years from the date of award plus any extension up to a further two years.

- 3.2 After consultation with the Council's Corporate Procurement Department and the "not for profit" government organisation, LHC (Scotland), it was decided that a mini competition would be run amongst the Contractors currently on the LHC framework covering this work. The benefits to the Council from this procurement route are:-

1. The Council may be eligible to receive a member's rebate based on LHC's operating surplus at the end of the fiscal year.
2. Reduced procurement costs.

3. Quicker procurement process.
4. Appointment of a quality tested contractor following a price competition to ensure best value.

Tender documents were therefore issued to LHC framework Contractors Wates and Keepmoat

- 3.3 The following offers were received and were subjected to detailed checks resulting in the Tender Amount indicated below: Please note that the amounts below do not reflect the value of the framework contract and are only calculated for the purposes of Contractor Selection. See Part 7 – Resource Implications for reference to actual anticipated spend.

Ref	Contractor	Notional total of rates and prices for typical adaptation works	Notional total of rates and prices for typical adaptations works after checking	Lowest checked amount
1	Keepmoat	£41,487.42	£41,589.42	<u>£41,589.42</u>
2	Wates	£51,653.46	£51,653.46	

- 3.4 Messrs Keepmoat have yet to confirm proposed Subcontractors but it has been noted by Keepmoat that there is a will to sub-contract works to East Lothian Contractors.

- 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 Community Benefits were referred to within Supplementary Clause 15 of the tender document. This will be followed up by the East Lothian Work unit within the Council's Economic Development and Strategic Investment Service.

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 – The works will be measured and valued in accordance with the rates and prices tendered for the Bathroom and Shower room Adaptations to Council Properties all in accordance with the General and Supplementary Condition of Contract and Specification all as relative to the tender. The volume and type of work over the course of the framework agreement will be as instructed by the Council's Housing Asset Management section.

7.2 The total expenditure for the works, as instructed, in the first year of the 2 year contract will be contained within the budget allocated for Disable Adaptations (£600,000.00) in the Council's Approved Capital Modernisation Programme for 2015/2016 and has been approved by the Head of Corporate Resources.

7.3 Personnel – None.

7.4 Other – None.

8 BACKGROUND PAPERS

8.1 Contract pricing Schedule from Keepmoat.

AUTHOR'S NAME	Tom Shearer
DESIGNATION	Head of Communities and Partnerships
CONTACT INFO	James Bee– Ext 7287 September 2015

PRICING SCHEDULE

	Alt shower unit spec	Detail 18	£95.00
	Alt shower curtain spec	Detail 19	£105.00
	Alt shower screen spec	Detail 20	£750.00
	Alt shower screen spec	Detail 21	£477.66
	Alt shower screen spec	Detail 22	£600.58
	Alt WHB spec	Detail 23	£200.00
	Alt extract fan spec	Detail 24	£275.00
	Alt extract fan spec	Detail 25	£275.00
	Alt extract fan spec	Detail 26	£275.00
	Alt radiator spec	Detail 27	£65.00

SUB TOTAL = £12,024.37

GRAND TOTAL = £41,589.42

		Building (Scotland) Regulations on completion of any work section.
M	Supplementary Clause No 13 – Registered Gas Installers	<p>The contractor or sub-contractor carrying out gas installations or work to any gas system or appliance must currently be recorded on the Gas Safe Register. The contractor's or sub-contractor's personnel must each be registered against that contractor or sub-contractor on the Gas Safe Register and have the relevant ACS gas qualifications relative to this contract. The contractor or sub-contractor must provide proof of this to the Architect/Contract Administrator before carrying out work on gas systems or appliances.</p> <p>Certification shall be provided to the Employer on completion of any gas work confirming the extent of the work carried out and that the system or appliance has been left in a safe condition.</p>
N	Supplementary Clause No 14 – SIA Approved Contractors	All sub-contracted on-site security services must be carried out by a Security Industry Authority (SIA) approved contractor. The main contractor must provide proof of this to the Architect/Contract Administrator before commencement of the works.
O	Supplementary Clause No 15 – Community Benefits in Procurement	<p>The Contractor is required to provide suitable Community benefits during the delivery of this Contract. The Contractor must make suitable allowance in tendered prices for this requirement.</p> <p>Suitable or appropriate Community Benefits for a contract of this type may be one or some of the following examples:-</p> <ol style="list-style-type: none"> 1. Employment of an East Lothian based apprentice for the duration of the contract. 2. Adopt an apprentice or re-employ an unemployed person for the duration of the contract. 3. Provide work experience for a young person from East Lothian. 4. A work placement for a school pupil from an East Lothian School 5. Delivery of presentations or workshops in a community group or youth group in East Lothian with a view to introducing and developing employability skills. <p>The Contractor will be invited to suggest options / alternatives. A representative from the Council will contact the Contractor to agree and assist with the delivery of Community Benefits on this contract.</p>