

Members' Library Service Request Form

Date of Document	13/04/16
Originator	Gary Fenwick
Originator's Ref (if any)	GF
Document Title	Proposed House Alterations and Extension at 9 Elm Street, Dunbar

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Cabinet

Additional information:

Authorised By	Douglas Proudfoot
Designation	Head of Development
Date	20/04/16

For Office Use Only:	
Library Reference	63/16
Date Received	20/04/16
Bulletin	May16

REPORT TO: Members' Library Service

MEETING DATE:

BY: Depute Chief Executive (Partnerships and
Community Services)

SUBJECT: Proposed House Alterations and Extension at 9 Elm Street,
Dunbar

1 PURPOSE

- 1.1 That Cabinet note the decision to award the contract for the proposed house alterations and extension at 9 Elm Street, Dunbar to Messrs Gordon Guthrie Contracts Ltd, Edinburgh.

2 RECOMMENDATIONS

- 2.1 Cabinet is asked to note the decision of the Head of Development in consultation with the Head of Council Resources and the Head of Communities and Partnerships to accept Messrs Gordon Guthrie Contracts Ltd's tender amounting to £42,545.00 after checking, and noting that it is open for consideration until 29 June 2016 for the Proposed House Alterations and Extension at 9 Elm Street, Dunbar.

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 9 Elm Street, Dunbar was assessed by the Housing Manager as being overcrowded and in need of extension. The Council now intends, following competitive tendering, to appoint a Contractor to extend these properties.
- 3.2 Tender Documents were issued to four of the Council's five House Extension Framework Contractors, after one of the contractors declined to participate, and the following offers were duly received, the three

lowest being subjected to detailed checks resulting in the tender amounts indicated overleaf:

Ref	Contractor	Tender Amount Before Checking	Tender Amount After Checking	Lowest Checked Tender Amount
1	Gordon Guthrie Contracts Ltd Edinburgh	£42,545.00	£42,545.00	<u>£42,545.00</u>
2	Individually Designed Homes Ltd Musselburgh	£55,834.00	£44,049.00	
3	Campbell & Smith Ltd Ormiston	£69,500.00	£69,500.00	
4	S.R. Joinery Ltd Tranent	No return		
5	Ashwood Scotland Ltd Bathgate	Declined to participate		

3.3 As indicated at 3.2 Messrs Gordon Guthrie Contracts Ltd's tender amounting to £42,545.00 after detailed checking remains the lowest of the offers submitted and has been competitively priced throughout.

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

Decoration - Aldec Decoration, Edinburgh

Electrical - Gordon Miller Electrical, Edinburgh

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, and the Contractor has undertaken to complete the works within 14 weeks from the date of commencement.

4 COMMUNITY BENEFITS IN PROCUREMENT (CBIP)

4.1 Gordon Guthrie Contracts Ltd is currently satisfying his Community Benefits responsibility to the Council, based on credit earned through other work, for the purposes of this project. Gordon Guthrie has also undertaken to offer a week's work experience to a local school leaver if required.

5 EQUALITIES 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 £45,700.00 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 2015/2016, 2016/2017 and 2017/2018.

The major element of this expenditure will be in the financial year 2016/2017 with the remaining expenditure and retention monies allocated in the financial years as follows:

<u>2015/2016</u>	<u>2016/2017</u>	<u>2017/2018</u>
£1,910.00	£42,726.00	£1,064.00

- 7.2 Personnel – None.

- 7.3 Other – None.

8 BACKGROUND PAPERS

- 8.1 Report to Cabinet, November, 2012, Extensions Policy

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