

## Members' Library Service Request Form

Date of Document	23/01/17
Originator	Gary Fenwick
Originator's Ref (if any)	GF
Document Title	Proposed Structural Alterations, External Repairs and Internal Re-Instatement at 38 High Street, Haddington

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Additional information:

Authorised By	Douglas Proudfoot
Designation	Head of Development
Date	28/03/17

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**REPORT TO:** Members' Library Service

**MEETING DATE:**

**BY:** Depute Chief Executive – Partnerships and Community Services

**SUBJECT:** Proposed Structural Alterations, External Repairs and Internal Re-Instatement at 38 High Street, Haddington

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## **1 PURPOSE**

- 1.1 To note the decision to award the contract for the Proposed Structural Alterations, External Repairs and Internal Re-Instatement at 38 High Street, Haddington to Messrs Ashwood Scotland Ltd, Bathgate

## **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 Ashwood Scotland Ltd's tender amounting to £212,917.12 after checking and correction, and noting that it is open for consideration until 31st March 2017, for the Proposed Structural Alterations, External Repairs and Internal Re-Instatement at 38 High Street, Haddington.

## **3 BACKGROUND**

- 3.1 The building fabric of the flatted property at 38 High Street Haddington has fallen below an acceptable standard, and the Council is required to carry out necessary repair and upgrading works.

Summers-Inman, one of the Councils framework Consulting Building Surveyors, was commissioned to carry out a Condition Survey of the common external and internal fabric of the property, and recommend necessary repair, replacement and maintenance works.

The property is a stone built category B listed building constructed circa 1900 with accommodation over three stories, consisting of 4Nr upper floor flats and 2Nr ground floor retail units. 3Nr of the flats are owned by the

Council and 1Nr is private. The top floor council flats (38c and 38d) have been uninhabitable and unoccupied since 2012 due to the extent of remedial work required. Recent historical works which have been carried out on the property consist of asbestos removal, loft woodworm / rot treatment and crack monitoring.

- 3.2 The Council has obtained a mandate from the private residential owner in the block to proceed with the works, which provides the necessary majority, and gives the Council the ability to procure and execute the building contract. This mandate also includes a commitment from the private residential owner to contribute an agreed share of the cost of the works. The Council is in the process of securing the share of the cost of the works bourn by the 2Nr retail units.
- 3.3 Tender documents were prepared by Summers-Inman and issued to six contractors from Lot 2 of the Council's Main Construction Framework of contractors. The seventh contractor from this Lot, T&A Kernoghan, was not approached as this contractor was formally in liquidation at the time this tender was issued. The following offers were duly received and subjected to detailed checking, resulting in the tender amounts indicated below:

Ref	Contractor	Tender Amount Before Checking	Tender Amount After Checking	Lowest Checked Tender Amount
1	Ashwood Scotland Ltd, Bathgate	£210,101.12	£212,917.12	<u>£212,917.12</u>
2	Gordon Guthrie Ltd, Edinburgh	£242,624.10	£243,313.80	
3	Clark Contracts Ltd, Edinburgh	No return		
4	Hadden Construction, Auchterarder	Declined		
5	John A Smith & Son Ltd, North Berwick	No return		
6	Morris & Spottiswood	Declined		

- 3.4 As indicated at 3.3 above, Messrs Ashwood Scotland Ltd's tender amounting to £212,917.12 after detailed checking and correction remains the lowest offer submitted.
- 3.5 In accordance with Council practice, tender documents were issued to all 6Nr contractors on the appropriate Framework Lot. At time of tender issue, 4Nr Contractors noted their intention to participate in the tender exercise, while 2Nr contractors noted that they would not participate. From the 4Nr Contractors who originally expressed an interest in receiving the tender document, 2Nr returned tenders by the due date.

- 3.6 Messrs Ashwood Scotland Ltd have yet to provide their list of proposed sub-contractors.
- 3.7 The Contract is prepared on a firm price basis in terms of the JCT Minor Works Building Contract with Contractors Design for use in Scotland (MWD/Scot) 2013 Edition, incorporating amendment Nr 1 issued March 2015, issued by the Scottish Building Contract Committee, and the Contractor has undertaken to complete the works within 10 weeks from the date of possession.

#### **4 COMMUNITY BENEFITS IN PROCUREMENT (CBIP)**

Ashwood Scotland Ltd have undertaken to comply with the contract requirements governing the Contractors Community Benefits responsibility.

#### **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 – Together with the addition of external expenses and costs, the total Council project expenditure for the proposed Structural Alterations, External Repairs and Internal Re-Instatement at 38 High Street, Haddington will not exceed **£177,417.12**. Costs and adjustments are itemised as follows:

<b>Category</b>	<b>Estimated Costs (£)</b>
Construction Works: The Building Contract	£212,917.12
Potential additional works yet to be confirmed: Lead Watergates in lieu of mortar skewes, and renewal of existing rainwater goods	£6,750.00
External Consultants fees and costs: Building Surveying and Principle Designer	£8,650.00
Statutory Fees	£1,300.00

<b>Total Project Costs</b>	<b>£229,617.12</b>
<p>The Council will recover a share of the cost of the common fabric works to the building from the owners of the 2Nr retail units and the 1Nr private flat, and these owners shares are:-</p> <p>2Nr shop units 1Nr flat</p> <p>It is anticipated that the private owners will be invoiced by the Council on completion of the works.</p>	<p>(£35,200.00) (£17,000.00)</p>
<b>Total Council Expenditure</b>	<b>£177,417.12</b>

This expenditure will be contained within the budget allocated for Housing Capital Expenditure – Project Works and Roofing / External Fabric Works 2016/2017, 2017/2018 and 2018/2019.

7.2 Personnel – None.

7.3 Other – None.

## **8 BACKGROUND PAPERS**

8.1 Mandate Form 1 – Agreement to Contribute towards Planned Structural & Repairs Works/Renewals – 38B High Street, Haddington – Mr Norman Sneddon, dated 18<sup>th</sup> March 2017.

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