

Members' Library Service Request Form

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Originator	Gary Fenwick
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Document Title	Proposed House Alterations and Extension at 29 McCall Gardens, East Linton

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Cabinet

Additional information:

Authorised By	Tom Reid
Designation	Head of Infrastructure
Date	18/03/19

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REPORT TO: Members' Library Service

MEETING DATE:

BY: Depute Chief Executive (Partnerships & Community Services)

SUBJECT: Proposed House Alterations and Extension at 29 McCall Gardens East Linton

1 PURPOSE

- 1.1 To note the decision to award the contract for the Proposed House Alterations and Extension at 29 McCall Gardens East Linton to Messrs Zest Building Services Ltd, Pencaitland.

2 RECOMMENDATIONS

- 2.1 Members are asked to note the decision of the Head of Infrastructure in consultation with the Head of Development to accept Messrs Zest Building Services Ltd's tender amounting to £50,817.28 after checking, and noting that it is open for consideration until 16th May 2019 for the Proposed House Alterations and Extension at 29 McCall Gardens East Linton.

3 BACKGROUND

- 3.1 Due to high demand and a shortage of affordable housing, a number of households in East Lothian are overcrowded. The property at 29 McCall Gardens East Linton was assessed by the Council Housing Manager as being overcrowded and in need of extension. The Council now intends, following competitive tendering, to appoint a Contractor to extend this property.
- 3.2 Tender Documents were issued to the Council's five House Extension Framework Contractors, and the following offers were duly received. One of the five framework contractors did not return a tender.
- 3.3 The participating Contractors were (in alphabetical order):-

Gordon Guthrie Contracts Ltd, Edinburgh

L&D Plumbing & Tiling Services, Glasgow

Russell Ramsay Building Services, Bonnyrigg

Zest Building Services Ltd, Pencaitland

Ref	Contractor	Tender Amount Before Checking	Tender Amount After Checking	Lowest Checked Tender Amount
1	Zest Building Services Ltd, Pencaitland	£51,817.28	£50,817.28	<u>£50,817.28</u>
2	Contractor 2	£68,380.00	£68,380.00	
3	Contractor 3	£70,685.95	£70,685.95	
4	Contractor 4	£72,398.00	£72,398.00	

3.4 As indicated at 3.3 Messrs Zest Building Services Ltd's tender amounting to £50,817.28 after detailed checking is the lowest offer submitted and has been competitively priced throughout.

3.5 Messrs Zest Building Services Ltd have confirmed their intention to use the following Sub-Contractors:-

Electrical – GRC Electrical, Tranent

Plumbing – East Lothian Plumbing, Tranent

Roofing – Graeme Main Roofing, Tranent

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) incorporating Amendment 1 issued March 2015, issued by the Scottish Building Contract Committee, and the Contractor has undertaken to complete the works within 16 weeks from the date of commencement.

4 COMMUNITY BENEFITS IN PROCUREMENT (CBIP)

4.1 Zest Ltd have undertaken to comply with the contract requirements governing the Contractors Community Benefits responsibility, and will work with East Lothian Council and relevant stakeholders to maximise outcomes achievable through the investment of this project.

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 restricted ELC professional costs & expenses and external consultants' professional costs and expenses along with statutory fees, the total project expenditure will not exceed £53,500.00 and has been approved by the Budget Holder.

The costs will be met from the budget for House Extensions & Alterations in the Council's HRA Capital Plan for 2018/2019, 2019/2020 and 2020/2021.

- 7.2 Personnel – None.

- 7.3 Other – None.

8 BACKGROUND PAPERS

Report to Cabinet, November, 2012, Extensions Policy.

AUTHOR'S NAME	Tom Reid
DESIGNATION	Head of Infrastructure
CONTACT INFO	Gary Fenwick – Ext 7860 GF – 28 th February 2019