

Members' Library Service Request Form

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| Document Title | Proposed House Alterations at 13 Carlaverock Avenue, Tranent |

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Additional information:

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| Authorised By | Tom Reid |
| Designation | Head of Infrastructure |
| Date | 08/09/20 |

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REPORT TO: Members' Library Service

MEETING DATE:

BY: Head of Infrastructure

SUBJECT: Proposed House Alterations at 13 Carlaverock Avenue,
Tranent

1 PURPOSE

- 1.1 To note the decision to award the contract for the Proposed House Alterations at 13 Carlaverock Avenue Tranent to Messrs L&D Plumbing & Tiling Services Ltd, Glasgow

2 RECOMMENDATIONS

- 2.1 Cabinet is asked to note the decision of the Head of Infrastructure in consultation with the Head of Development to accept Messrs L&D Plumbing & Tiling Services Ltd's tender amounting to £99,224.49 after checking and correction, for the Proposed House Alterations at 13 Carlaverock Avenue Tranent.

3 BACKGROUND

- 3.1 Report to Cabinet on 13 November 2012, Extensions Policy, presented and set out the Council's proposals for house extensions and alterations. The report highlighted that, due to high demand and a shortage of affordable housing, a number of households in East Lothian are overcrowded or in need of alteration / medical adaptation. The property at 13 Carlaverock Avenue Tranent was assessed by the Housing Manager as being in need of alteration and medical adaptation. The Council now intends, following competitive tendering, to appoint a Contractor to alter this property.
- 3.2 Tender Documents were issued to the 5Nr Contractors on the Council's Framework of Contractors for House Extensions and Alterations, and the following offers were duly received. 2Nr framework contractors declined to return a tender. Contractors who returned tenders, in alphabetical order, were:-

Gordon Guthrie Contracts, Edinburgh

L&D Plumbing and Tiling Services, Glasgow

Robert Rollo, Prestonpans

The following tenders were duly received and subjected to detailed checks, resulting in the tender amounts indicated below, presented in ascending order:-

| Ref | Contractor | Tender Amount Before Checking | Tender Amount After Checking and updating | Lowest Checked Tender Amount |
|-----|---|-------------------------------|---|------------------------------|
| 1 | L&D Plumbing and Tiling Services Ltd, Glasgow | £94,369.37 | £99,224.49 | <u>£99,224.49</u> |
| 2 | Contractor 2 | £111,318.16 | £112,698.16 | |
| 3 | Contractor 3 | £128,255.17 | £128,255.17 | |
| 4 | Contractor 4 | No return | | |
| 5 | Contractor 5 | No return | | |

3.3 As indicated at 3.2, Messrs L&D Plumbing and Tiling Services Ltd's tender amounting to £99,224.49 after detailed checking and correction is the lowest offer submitted and has been competitively priced throughout. This project was priced by the Contractor prior to the current covid-19 environment, and acceptance of the tender was delayed due to covid-19 related restrictions. The final tender allows for the effect the delay between tender submission and tender acceptance, along with any implications the covid-19 environment has on the execution of the works. This adjustment was negotiated with the Contractor in consultation with Council Corporate Procurement.

3.4 Messrs L&D Plumbing and Tiling Ltd have indicated that they propose to use the following Sub-Contractors:

Decoration - Decorous Decorating Contractors Ltd Glasgow

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 L&D Plumbing and Tiling Services Ltd have undertaken to satisfy their Community Benefits contract responsibilities.

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 £106,600.00, and has been approved by the Budget Holder.

The costs will be met from the budget for Medical Adaptations in the Council's HRA Capital Plan for 2019/2020, 2020/2021 and 2021/2022.

- 7.2 Personnel – None.
7.3 Other – None.

8 BACKGROUND PAPERS

Report to Cabinet, November, 2012, Extensions Policy

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