

## Members' Library Service Request Form

Date of Document	02/09/20
Originator	Gary Fenwick
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Document Title	Proposed House Alterations at 123 Gardiner Court, Prestonpans

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Additional information:

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 123 Gardiner Court,  
Prestonpans,

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## **1 PURPOSE**

- 1.1 To note the decision to award the contract for the Proposed House Alterations at 123 Gardiner Court Prestonpans 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 £33,338.88 after checking and correction, for the Proposed House Alterations at 123 Gardiner Court Prestonpans.

## **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 adaption. The property at 123 Gardiner Court Prestonpans was assessed by the Housing Manager as being in need of alteration. 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 Councils Framework of Contractors for House Extensions and Alterations, and the following offers were duly received. 3Nr framework contractors declined to return a tender.

Ref	Contractor	Tender Amount Before Checking	Tender Amount After Checking	Lowest Checked Tender Amount
1	L&D Plumbing and Tiling Services Ltd, Glasgow	£34,180.48	£33,338.88	<u>£33,338.88</u>
2	Russell Ramsey Building Services Bonnyrigg	£34,335.00	£35,020.00	
3	Gordon Guthrie Contracts, Edinburgh	No return		
4	Robert Rollo, Prestonpans	No return		
5	Zest Building Services Ltd Pencaitland	No return		

3.3 As indicated at 3.2, Messrs L&D Plumbing and Tiling Services Ltd's tender amounting to £33,338.88 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 10 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 along with statutory fees, the total project expenditure will not exceed £34,800.00, and has been approved by the Budget Holder.

The costs will be met from the budget for House Extensions in the Council's HRA Capital Plan for 2020/2021 and 2021/2022.

- 7.2 Personnel – None.

- 7.3 Other – None.

## **8 BACKGROUND PAPERS**

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

<b>AUTHOR'S NAME</b>	Tom Reid
<b>DESIGNATION</b>	Head of Infrastructure
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