

**To:** Finance, Resources and Customer Services Policy Board

**On:** 5 June 2019

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**Report by:** The Chief Executive

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**Heading:** Demolition of buildings and associated works at Lobnitz Dock,  
Meadowside Street, Renfrew

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1. **Summary**

1.1 The purpose of this report is to seek the approval of the Finance, Resources and Customer Services Policy Board to award a works Contract for demolition and associated works at Lobnitz Dock, Meadowside Street, Renfrew.

1.2 The recommendation to award this Contract follows a mini competition, using the *competitive selection procedure* Option 2 under the Scotland Excel Demolition Services Framework Agreement (11-15) Lot 2 - Demolition Works £50,000 and over, which was conducted in accordance with the Council's Standing Orders relating to Contracts for a below Regulated threshold Works Contract and the framework terms and conditions.

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## 2. **Recommendations**

- 2.1 It is recommended that the Finance, Resources and Customer Services Policy Board:
- (a) authorise the Head of Corporate Governance to award the contract for the demolition of buildings and associated works at Lobnitz Dock, Meadowside Street, Renfrew to Daltons Demolitions Limited;
  - (b) authorise the contract value up to £250,000 exclusive of VAT;
  - (c) note the total contract period is intended to be 14 weeks. The *starting date* and *access date* will be confirmed in the Council's Letter of Acceptance and the Completion Date will be 14 weeks from the *starting date*.

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## 3. **Background**

- 3.1. The Clyde Waterfront and Renfrew Riverside (CWRR) project is part of the £1.13bn Glasgow City Region City Deal. Glasgow City Region City Deal (GCRCD) is an agreement between the UK Government, the Scottish Government and eight local authorities across the Glasgow City Region.
- 3.2. The CWRR project aims to regenerate the Clyde Waterfront as an attractive riverside and urban area that supports existing and promotes new residential, industrial, commercial, business, retail and leisure opportunities. The main works are the construction of a new opening bridge across the River Clyde and the construction of the Renfrew North Development Road with the aim of better linking businesses and communities on both sides of the river.
- 3.3. In November 2017, the Infrastructure, Land and Environment Policy Board approved a recommendation for the Council to acquire land owned and occupied by Christies and Son (Metal Merchants) Limited ("Christies") in order to construct the CWRR infrastructure works. The land was subsequently purchased on 8 February 2019 after planning approval by Scottish Ministers and Christies are currently extinguishing their business operations and intend to cease their operations by end of Summer 2019.

- 3.4. As the Council's land will then become vacant before the CWRR design and construction contract is due to commence, the Council intends to carry out advanced works to demolish the buildings to mitigate risks of the buildings being vacant (e.g. risk of vandalism and arson). If left empty, the Council would require to secure the buildings and this could be a significant cost to the Council for the period between the site being vacated and the future design and construction contractor being appointed (anticipated early 2020).
- 3.5. The Council conducted this procurement via mini competition using the *competitive selection procedure* Option 2 of the Scotland Excel Demolition Services Framework Agreement (11-15) Lot 2 - Demolition Works £50,000 and over in accordance with the requirements for selecting a supplier set out in the Framework Contract conditions and the Council's Standing Orders relating to Contracts for a below Threshold works contract.
- 3.6. Twenty-two (22) Contractors listed on Lot 2, who are capable of providing services in the Renfrewshire Council area, were invited to tender in accordance with the Framework Conditions on 18 April 2019.
- 3.7. By the tender return deadline at 12 noon on Monday 13 May 2019, the Council received nine (9) tender returns. Two (2) tenders were rejected as they failed to attend one of the site visits scheduled by the Council during the tender period and attendance was a minimum requirement for submitting a tender.
- 3.8. Tenders were evaluated against the specific award criteria of 85% Commercial / 15% Technical set by the Council in the invitation to tender for this mini competition. The Council considered a higher emphasis on the commercial element was appropriate as a robust assessment of the Contractors' technical abilities was undertaken at the framework evaluation stage.
- 3.9. The technical criteria specified by the Council included the following:
- Methodologies for undertaking the works including security, asbestos removal, resourcing and waste management
  - Programme of works
  - Community benefits

- 3.10. The Award criteria was applied to the tender submission for each of the remaining seven (7) tender submissions as noted below:

	Technical (15.00%)	Commercial (85.00%)	Total (100.00%)
Daltons Demolitions Limited	13.70%	85.00%	98.70%
Central Demolitions Limited	12.50%	83.08%	95.58%
Caskie Limited	10.50%	82.25%	92.75%
David Morton (Larbert) Ltd	9.80%	71.89%	81.69%
George Beattie & Sons Limited	11.40%	53.81%	65.21%
Reigart Contracts Ltd	6.70%	40.88%	47.58%
Keltbray Ltd	7.50%	25.23%	32.73%

- 3.11. The evaluation of tenders received identified that the tender submission by Daltons Demolitions Ltd was the most economically advantageous tender.
- 3.12. Community Benefits were sought and Daltons Demolitions Limited have committed to deliver the following Community Benefits under this contract:
- 1 Site Visit (TST05)
  - 1 Non-financial support for a community project (CCE02)

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## Implications of the Report

1. **Financial** – The cost for the demolition of the buildings and associated works at Lobnitz Dock, Meadowside Street, Renfrew will be met through the City Deal funding package.
2. **HR & Organisational Development** - None
3. **Community/Council Planning** –
  - *Our Renfrewshire is thriving* – The works included in this contract comprise advanced works for the City Deal CWRR project which will deliver significant economic and social improvements for Renfrewshire.
  - *Our Renfrewshire is well* – The works included in this contract will enable the visual and environmental improvement of the River Clyde frontage at Renfrew and enable the future improvement (through the City Deal CWRR project) of active travel infrastructure in the area.

- *Our Renfrewshire is fair* - The works will result in future infrastructure which will generate potential for truly inclusive growth within Renfrewshire and the wider City Region.
- *Our Renfrewshire is safe* – The project will remove redundant and vacant buildings which could be of risk from vandalism and arson.
- *Reshaping our place, our economy and our future* - The works included in this contract comprise advanced works for the City Deal CWRR project which will deliver significant economic and social improvements for Renfrewshire.
- *Building strong, safe and resilient communities* – This contract is a first stage in the City Deal CWRR project which will open up the Renfrew river frontage for future development into a safe vibrant area with public access to the waterfront and open amenity space.
- *Tackling inequality, ensuring opportunities for all* – This contract covers advanced works for the City Deal CWRR project which will deliver better connections for local residents to employment and skills opportunities which will support inclusive growth in Renfrewshire and wider afield.
- *Creating a sustainable Renfrewshire for all to enjoy* - The completed infrastructure will include improved provision for walking and cycling, while improved road network will increase the reliability of public transport.
- *Working together to improve outcomes* – The City Deal CWRR project, which follows this advanced works contract was subject to considerable community engagement and input, to ensure the communities who would benefit

4. **Legal** - The procurement of this Contract was conducted in accordance with the Council's Standing Orders relating to Contracts.
5. **Property/Assets** – The buildings were recently acquired as part of the Clyde Waterfront and Renfrew Riverside (CWRR) Project. The demolition of the buildings is required in order to facilitate the CWRR infrastructure works including the opening/ closing bridge and associated roads being undertaken.
6. **Information Technology** - No Information Technology implications
7. **Equality & Human Rights** -

- (a) The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report. If required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website.
8. **Health & Safety** – the health and safety credentials of Daltons Demolitions Ltd were evaluated by Corporate Health and Safety and met the Council's minimum requirements regarding health and safety.
9. **Procurement** – The procurement procedure outlined within this report shall ensure that the Council meets its statutory requirements in respect of procurement procedures, efficiency and modern Government.
10. **Risk** – the insurances of Dalton's Demolitions Limited were evaluated by Corporate Risk and met the Council's minimum requirements regarding insurable risk.
11. **Privacy Impact** - None
12. **Cosla Policy Position** – None
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### List of Background Papers

- (a) Not Applicable
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