

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

**On:** 13 June 2024

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**Report by:** The Director of Finance and Resources and the Director of Environment, Housing and Infrastructure

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**Heading:** Contract Award: Demolition and site clearance of Council properties at Tannahill area, Paisley (RC-CPU-23-218)

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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 site clearance of Council properties at Tannahill area, Paisley (RC-CPU-23-218) to Caskie Limited.
- 1.2 The recommendation to award the Contract follows a procurement exercise conducted in accordance with both the Council's Standing Orders Relating to Contracts and the requirements under the Scotland Excel Framework Agreement for Demolition and Deconstruction Works (Reference 1119) .
- 1.3 A Mini-Competition was conducted under Lot 2 (Demolition and Deconstruction Works on or over £50,000).
- 1.4 A Contract Strategy was approved by the Corporate Procurement Manager on 28 March 2024 and the Head of Housing Services on 4 April 2024.

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## 2. **Recommendations**

- 2.1 It is recommended that the Finance, Resources and Customer Services Policy Board:
- (a) Authorises the Head of Corporate Governance to award a Works Contract, a Call-Off Contract under Lot 2 of the Scotland Excel Framework Agreement for Demolition and Deconstruction Works in the form of SBCC Minor Works Building Contract for use in Scotland, 2016 Edition as supplemented and amended by the Employer's Amendments for Demolition and site clearance of Council properties at Tannahill area, Paisley, reference RC-CPU-23-218 to Caskie Limited;
  - (b) Authorises the Contract Sum of £630,817.00 excluding VAT for this Contract (the approved contract value);
  - (c) Notes the Date for Commencement of the Works is 15 July 2024 and the Date for Completion is 52 weeks from the Date for Commencement of the Works. The actual dates will be confirmed in the Council's Letter of Acceptance to Caskie Limited.

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## 3. **Background**

- 3.1 This procurement is for the appointment of a Contractor to carry out the Demolition and site clearance of 51 Housing blocks of empty Council-owned domestic dwellings at Ferguslie Park Avenue, Drums Avenue, Tannahill Road and Tannahill Terrace, Paisley.
- 3.2 The proposed demolition of these buildings was approved at the Communities, Housing and Planning Policy Board on 30 October 2018.
- The properties have recently been subject to fire-raising and instances of anti-social behaviour. The site will be landscaped on completion of the demolition works while longer term proposals for the site are considered within the context of the Community Led Development Framework that was approved by the Leadership Board on 01 December 2021.

Opportunities for the redevelopment of the site will be considered within the context of the community and stakeholder consultation on the emerging development framework for the wider Ferguslie Park area.

- 3.3 The Scotland Excel Framework Agreement for Demolition and Deconstruction Works (Reference 1119) (“Framework”) has been in place since 1 August 2020. The Framework has a Lot specific to Demolition and Deconstruction Works on or over £50,000 (Lot 2). This procurement exercise was conducted as a mini competition under Lot 2 of this Framework.
- 3.4 In accordance with the Framework, the Council invited all 17 Contractors appointed to the Renfrewshire Council area for Lot 2 to participate in the Mini Competition for the required Demolition and site clearance of Council properties at Tannahill area, Paisley via Public Contracts Scotland – Tender Portal (PCS-T) on 4 April 2024.
- 3.5 By the closing date set for the return of electronic tender submissions, 12 noon on 25 April 2024, five Contractors submitted a tender response to the mini competition, one Contractor declined, and eleven Contractors failed to respond.
- 3.6 During the evaluation period one Contractor withdrew from the tender process due to an error in their price submission.
- 3.7 The four remaining Contractor tender submissions were each evaluated against the Award Criteria of 60% Price and 40% Quality. The scores relative to the Award Criteria for each of the four tender submissions are noted below:

<b>Tenderer</b>	<b>Price (60%)</b>	<b>Quality (40%)</b>	<b>Total</b>
Caskie Limited	54.67%	38.00%	92.67%
George Beattie & Sons Limited	45.45%	40.00%	85.45%
Central Demolition Limited	60.00%	22.75%	82.75%
Dem-Master Demolition Limited	47.56%	33.75%	81.31%

- 3.8 The evaluation of tender submissions received identified that the tender submission by Caskie Limited was the most economically advantageous tender.

- 3.9 The form of Contract is the SBCC Minor Works Building Contract for use in Scotland, 2016 Edition as supplemented and amended by the Employer's Amendments.
- 3.10 The costs for this Contract will be met from the Housing Revenue Account (HRA) Capital Programme budget.
- 3.11 Community Benefits were requested as part of this procurement exercise and Caskie Limited confirmed that the following Community Benefits would be made available to the Council for this Contract:

Community Benefit Description	No of People / Activity
Job for a young person (16-24)	1
Work Experience for individual 16+	2
Industry Awareness Event	1

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## Implications of the Report

1. **Financial** –The cost of £630,817 will be met through the Housing Revenue Account (HRA) Capital Programme budget. The anticipated Contract start date is 15 July 2024 for duration of 52 weeks.
2. **HR & Organisational Development** – None directly arising from this report.
3. **Community/Council Planning** –
  - **Our Renfrewshire is safe** – removing wholly vacant properties within regeneration areas that are causing security and safety concerns to tenants and residents.
  - **Place:**
    - Working with partners to ensure our neighbourhoods are safe, vibrant, and attractive places to live.

- **Economy:**
  - Creating sustainable opportunities for people who live in Renfrewshire, attracting good employers to the area and encouraging growth of businesses already operating here, ensuring that all people can benefit from the inclusive growth in Renfrewshire.
  - Supporting our citizens, particularly those furthest from the jobs market, into fair work – well paid, fulfilling employment.
  - Matching the skills developed in Renfrewshire with the opportunities available in Renfrewshire and equipping all children and young people to achieve success in life.
- **Green:**
  - Working across partners and communities to deliver the priority areas highlighted in our Plan for Net Zero, working towards a net zero Renfrewshire by 2030.
  - Ensuring our journey to net zero is a just transition with climate justice and fairness at the heart, finding opportunities to challenge inequalities in new green ways as we tackle the climate crisis.
  - Empowering colleagues, organisations, businesses, and communities to access the information they need to make informed and positive green choices.
- **Living our Values:**
  - Ensuring Renfrewshire Council delivers best value for our citizens and customers, that we are well governed, effective organisation.

4. **Legal** – The Procurement of this Contract was conducted in accordance with the requirements for a Mini Competition under Lot 2 (Demolition and Deconstruction Works on or over £50,000) of the Scotland Excel Framework Agreement for Demolition and Deconstruction Works (Reference 1119) and the Council’s Standing Orders Relating to Contracts (1 January 2024).
5. **Property/Assets** – Demolition of 51 Housing blocks of empty Council-owned domestic dwellings at Ferguslie Park Avenue, Drums Avenue, Tannahill Road and Tannahill Terrace, Paisley.
6. **Information Technology** – None directly arising from this report.

7. **Equality & Human Rights** - 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** – Caskie Limited health and safety credentials were evaluated by Corporate Health and Safety and met the Council's minimum requirements regarding health and safety.
9. **Procurement** – The procurement procedures outlined within this report ensures that the Council meets its statutory requirements in respect of procurement procedures, efficiency, and modern Government.
10. **Risk** – Caskie Limited insurances have been assessed and evaluated to confirm that they meet the requirements regarding insurance risk.
11. **Cosla Policy Position** – None directly arising from this report.
12. **Climate Risk** – The level of impact associated with provision of these works have been assessed using the Scottish Government Sustainability Test and is considered High Risk.

To mitigate against the High Risk, impact the Contractor:

- Has an Environmental Policy and Emissions Policy that is reviewed annually.
- Use only deforestation free paper that is 100% recycled.
- Company policy is not to leave office equipment on standby.
- Offices have been transferred to a 100% renewable electricity supplier and all lighting within building replaced with low energy LED fittings.
- Waste will be collected and segregated using a licensed Waste Management Contractor
- The Waste Management Contractor will provide detailed monthly waste reports to inform of recycled waste and waste to landfill. Copies of waste reports will be made available to the Council's Contract Administrator.
- Anticipate that around 95% of all materials arising from demolition works will be recycled in line with normal company outcomes.

- Clean timber will be recycled for use as Biomass or Timber chip for board manufacturers. Metal and electrical cables will be recycled through specialist scrap metal dealers and concrete, brick and masonry crushed to form aggregates for supply to local construction projects. Only contaminated materials will be disposed of to landfill.
- Aim to work with organisations such as Circular Communities Scotland to support reuse and recycling charities in their efforts to prevent materials from entering landfill. Where possible suitable materials and broken but repairable items would be segregated for refurbishment through this network enabling existing material and products to remain in use for as long as possible.
- Site management will monitor dust emissions daily ensuring appropriate methods to damp down debris using pressure washers to minimise dust generated and water canon to suppress any airborne particles that do arise. Drivers will undertake wheel cleaning protocol prior to leaving site, where necessary we will deploy a road brush to maintain the surrounding highways.
- On site Plant Equipment in intermittent use shall be shut down during the periods between work or, where this is impractical, shall be throttled to a minimum.
- Where practical, the use of HVO (Hydrotreated Vegetable Oil) will be utilised as a renewable diesel alternative and means of reducing emissions. Battery powered hand tools will be used in preference to petrol driven alternatives.

The Contractor is also required as per the Scope to:

- Provide a site-specific waste management plan to reflect the key elements of the waste hierarchy i.e. Prevention, Re-use, Recycling, Recovery & Disposal.
  - Comply with all requirements stipulated by ISO14001 standards across the project in terms of environmental best practice
  - All on site waste management will be in line with the requirements of the Waste (Scotland) Regulations 2012, with Zero Waste to be applied where possible.
  - Fully comply with the Duty of Care requirements set out in the Environmental Protection Act 1990 (including the use of sub-contractors).
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## List of Background Papers

- (a) Report to Communities, Housing and Planning Policy Board on 30 October 2018 titled “Housing Investment Strategy for the Tannahill Area, Ferguslie Park”.
- (b) Report to Leadership Board on 01 December 2021 titled “The Making of Ferguslie – Framework Report and Place Plan”.

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