

To: Finance, Resources and Customer Services Policy Board

On: 21 November 2024

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

Heading: Contract Award: Demolition of Properties 38-52 Waverley Road, Paisley (RC-CPU-23-281)

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 of Properties 38-52 Waverley Road, Paisley (RC-CPU-23-281) to Caskie Limited.

1.2 The recommendation to award the Contract follows a procurement exercise conducted in accordance with the Council's Standing Orders Relating to Contracts 1 January 2024 for a below Regulated (Works) Contract using the Quick Quote Procedure.

1.3 A Contract Strategy was approved by the Strategic Category Manager, Head of Facilities and Property Services, and the Head of Housing Services on 9 September 2024.

2. **Recommendations**

It is recommended that the Finance, Resources and Customer Services Policy Board:

2.1 Authorises the Head of Corporate Governance to award a Works Contract in the form of SBCC Minor Works Building Contract for use in Scotland, 2011 Edition, as supplemented and amended by the

Employer's Amendments, for Demolition of Properties 38-52 Waverley Road, Paisley (RC-CPU-23-281) to Caskie Limited.

- 2.2 Authorises the Tendered Contract Sum (approved contract value) of £192,989 excluding VAT.
- 2.3 Authorises the Date for Commencement of the Works as 6 January 2025 and the Date for Completion as 20 June 2025. Any changes to these dates will be confirmed in the Council's Letter of Acceptance.

3. **Background**

- 3.1 This procurement exercise is for the appointment of a contractor to carry out the demolition and site clearance of properties 38-52 Waverley Road, Paisley. The Waverly Road area is one of eight within the Council's 10-year Housing-Led Regeneration and Renewal programme. Within Waverly Road a total of 12 blocks have been approved for demolition and 8 blocks are to be retained and receive enhanced investment. This report relates to the demolition of the first 8 blocks at this location, which are fully Council owned and have been vacated.
- 3.2 A Quick Quote for these demolition works was issued on the Public Contract Scotland – Tender portal on the 12 September 2024. Six organisations were invited to participate in the Quick Quote process by the Council.
- 3.3 By the closing date set for return of electronic tender submissions, 12 noon on 1 October 2024, four organisations submitted a response, one organisation declined to respond and one organisation failed to submit a response.
- 3.4 In accordance with the Council's Standing Order relating to Contracts standing order 11.5, Tenderers were required to complete a Single Procurement Document (SPD) to be submitted with their tender submission. All four tender submissions were evaluated against a pre-determined set of Criteria in the form of the SPD by representatives from the following Council services: Property Services, the Corporate Procurement Unit, Corporate Risk and Corporate Health & Safety.
- 3.5 All four tender submissions received complied with the minimum selection criteria of the SPD. The four tender submissions were each evaluated against the Award Criteria of 40% Quality and 60% Price.

3.6 The scores relative to the Award Criteria for each of the four tender submissions are noted below:

Tenderer	Price (60%)	Quality (40%)	Total (100%)
Caskie Limited	54.71%	33.75%	88.46%
George Beattie & Sons Limited	60.00%	26.25%	86.25%
Dem-Master Demolition Limited	26.77%	31.25%	58.02%
Reigart Contracts Limited	31.90%	19.00%	50.90%

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

3.8 The form of Contract is SBCC Minor Works Building Contract for use in Scotland, 2011 Edition as supplemented and amended by the Employer's Amendments.

3.9 The costs for this Contract will be met through the Housing Revenue Account (HRA) Capital Programme budget.

3.10 Community Benefits were requested as part of the procurement process and Caskie Limited confirmed that the following Community Benefit would be made available to the Council for this Contract.

Community Benefit Outcome Description	No of People / Activities
Work Experience Placement for an Individual 16+ years of age	2

Implications of the Report

1. **Financial** - The cost of £192,989 excluding VAT will be met through the Housing Revenue Account (HRA) Capital Programme budget. The anticipated start date is 6 January 2025.

2. **HR & Organisational Development** – None directly arising from this report.

3. **Community/Council Planning** –

- **Our Renfrewshire is safe** – protecting vulnerable people and working together to manage the risk of harm.
- **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 as a below Regulated (Works) Quick Quote Procedure in accordance with the Council's Standing Orders Relating to Contracts 1 January 2024.
5. **Property/Assets** – The contract relates to the demolition of Housing blocks of Council owned vacant properties at Waverley Road, Paisley. The Council will work with the community to develop a neighbourhood renewal plan for the area following the demolition of the blocks.
6. **Information Technology** – None directly arising from this report.
7. **Equality & Human Rights** - None directly arising from this report.
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. **Privacy Impact** – 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 Caskie Limited:

- Has an Environmental Policy and Emissions Policy that is reviewed annually.
- Will segregate waste using a licensed Waste Management Contractor.
- Materials that can be recycled on site will be used to form other forms of aggregates for supply to construction projects. Only contaminated materials will be disposed of to landfill.
- 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.

- 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.

The Contractor is also required as per the Specification to:

1. Provide a site-specific waste management plan to reflect the key elements of the waste hierarchy i.e. Prevention, Re-use, Recycling, Recovery & Disposal.
2. Comply with all requirements stipulated by ISO14001 standards across the project in terms of environmental best practice.
3. 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.
4. The Scottish Procurement Document (SPD) Environmental Management questions 4C.7, 4D.1 and 4D.2 were utilised.

13. **Children's Rights** – None directly arising from this report.

14. **Cosla Policy Position** – No COSLA Policy Position implications have arisen or are anticipated

List of Background Papers

(a) None

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