

To: Finance, Resources and Customer Services Policy Board

On: 15th June 2022

Report by: The Chief Executive and the Director of Finance and Resources

Heading: Contract Award: Demolition of Tannahill Road and Tannahill Terrace (RC-CPU-21-229)

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 titled Demolition of Tannahill Road and Tannahill Terrace (RC-CPU-21-229) (the “Contract”) to Caskie Limited.

1.2 The recommendation to award the Contract follows a mini-competition in accordance with the Scotland Excel Demolition and Deconstruction Framework, reference 1119 and the Council’s Standing Orders Relating to Contracts.

1.3 A Contract Strategy was approved by the Strategic Commercial Category Manager and the Head of Property Services on 22nd April 2022.

2. Recommendations

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

- (a) Authorise the Head of Corporate Governance to award a Contract titled Demolition of Tannahill Road and Tannahill Terrace (RC-CPU-21-229) to Caskie Limited;

- (b) Authorise the Contract Sum of £235,850.00 excluding VAT for this Contract; and
 - (c) Note the works are for a period of 28 weeks, with the intention for commencement of the works to be 18th July 2022 and a Date for Completion of 10th February 2023. The actual date for Commencement of the Works 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 seventeen (17) blocks of empty domestic dwellings and one (1) commercial unit at Tannahill Road and Tannahill Terrace, Paisley owned by the Council. The Council is building 101 new homes on the neighbouring former St Fergus' Primary School site which will provide a range of properties to house the needs of tenants and owners who wish to remain within the Ferguslie area.
- 3.2 The proposed demolition of these buildings was approved at the Communities, Housing and Planning Policy Board on 18 May 2021 and is summarised as follows –

**Wholly Empty Council Owned Blocks – Proposed for Demolition
Tannahill Road, Paisley**

46 – 52, 57 – 63, 90 – 96, 97 – 103,
98 – 104, 113 – 115, 117 – 123 and 125 – 131.

Tannahill Terrace, Paisley

1 – 3, 18 – 24, 58 – 64, 74 – 80, 90 – 92,
105 – 111, 133 – 139, 141 – 147 and 157 – 163.

Drums Avenue 26 (Commercial property)

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

- 3.4 As part of the contract strategy it was identified that the Scotland Excel Framework Agreement, Demolition and Deconstruction, reference 1119 (“Framework”) was best suited for this contract. This Framework has a lot specific to Demolition and Deconstruction works of a value on or over £50,000 (Lot 2). This procurement exercise was conducted as a mini-competition, and was conducted in accordance with the conditions of use set out in the Framework.
- 3.5 There are seventeen (17) companies who confirmed their ability to service the Renfrewshire Council area within Lot 2 of the Framework. All seventeen (17) companies were invited to Tender on 28th May 2022.
- 3.6 During the live tender period, 15 companies expressed an interest in the Contract. By the closing date set for tender submissions, 12 noon on 12th May 2022, ten (10) companies had submitted a response and seven (7) companies did not respond.
- 3.7 The 10 tender submissions were evaluated against the published Award Criteria based on weightings of 60% Price and 40% Quality. This evaluation was carried out by representatives from Property Services, the Corporate Procurement Unit, Corporate Risk and Corporate Health & Safety. The ten (10) tender submissions received complied with the minimum criteria set out in the ITT. The winning tenderer confirmed that there was no change to the ESPD information disclosed at the time of Framework inception.
- 3.8 The scores relative to the Award Criteria of the ten (10) Tenderers are noted below –

Company	Quality (40%)	Price (60%)	Total (100%)
Caskie Limited	38.25%	55.32%	93.57%
Dem-Master Demolition Limited	32.50%	56.16%	88.66%
JCJ (Demolition & Construction) Limited	31.25%	49.69%	80.94%
Central Demolition Limited	20.50%	60.00%	80.50%
JCH Plant Hire Ltd.	18.50%	56.66%	75.16%
Safedem Limited	22.25%	48.93%	71.18%
George Beattie & Sons Limited	27.00%	37.66%	64.66%
Reigart Contracts Limited	23.25%	36.49%	59.74%
Daltons Demolitions Limited	9.75%	46.73%	56.48%

William Goodfellow (Contractors) Limited	21.25%	35.16%	56.41%
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- 3.9 The evaluation of tender submissions received identified that the submission by Caskie Limited was the most economically advantageous tender.
- 3.10 The form of Contract will be the SBCC Minor Works Building Contract for use in Scotland, 2016 Edition, amended and/or supplemented by Employer's Amendments.
- 3.11 This Contract is funded from the Housing Capital budget.
- 3.12 Community Benefits were requested as part of this procurement process 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
Industry Awareness Event	1
Non-Financial Support for a Community Project	1

Implications of the Report

1. **Financial** – The cost for these works will be met by the Housing Capital budget as noted in 3.11 above.
2. **HR & Organisational Development** – No HR or Organisational Development implications have arisen or are anticipated.
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.
 - Working together to improve outcomes - listening to the requests of the communities in which we operate.
4. **Legal** - The procurement of this Contract was conducted as a below Regulated (Works) Mini Competition in accordance with the Scotland Excel Framework Demolition and Deconstruction, reference 1119 and the Council's Standing Orders Relating to Contracts.

5. **Property/Assets** – removal of properties highlighted for demolition.
 6. **Information Technology** – No Information Technology implications have arisen or are anticipated.
 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 because it is for noting only. 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's 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 procedure 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's insurances were assessed and evaluated to confirm that they meet the minimum requirements regarding insurable risk.
 11. **Privacy Impact** – No Privacy implications have been identified or are anticipated.
 12. **Cosla Policy Position** - No COSLA Policy Position implications have arisen or are anticipated.
 13. **Climate Risk** – The Scotland Excel Framework Agreement contains specific conditions that all contractors must adhere to. The Contractor must comply with Scotland's Zero Waste Plan on how all materials arising from the works are sorted, removed from site and whenever possible re-used, re-manufactured or recycled to recover some of their inherent value. After initial sorting on site, the Contractor must evidence to the Client where all materials are taken for further treatment. Copies of consignment notes will be required to demonstrate that appropriate proportions of all materials have been taken to licensed facilities for recycling or landfill. In addition, The Contractor will monitor the operation and maintenance of all their plant and equipment for opportunities to reduce emissions, fuel waste, fuel spillage and noise.
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List of Background Papers

- (a) Background Paper 1 – Communities, Housing and Planning Board, 18 May 2021. Heading: Tannahill Area, Ferguslie Park – Housing Regeneration Update
 - (b) Background Paper 2 – Leadership Board, 1 December 2021. Heading: The Making of Ferguslie - framework report and place plan.
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Author: Joyce Boutiche – Procurement Advisor,
email joyce.boutiche@renfrewshire.gov.uk