

REPORT OF  
The Strategic Director for People  
TO  
Procurement Board  
ON  
28<sup>th</sup> July 2021

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TITLE: Approval to Award the Contract for the demolition of the former St Georges RC High School, Walkden.

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RECOMMENDATION:

That Procurement Board approve the award of the Contract for the demolition of the former St Georges RC High School as detailed in the table below:

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Detail required	Answers
<b>Title/Description of Contracted Service/Supply/Project</b>	Demolition of the former St Georges RC High School, Walkden.
<b>Name of Successful Contractor</b>	Connell Brothers Limited
<b>Supplier Registration Number</b> <i>(to be supplied by Corporate Procurement)</i>	02475702
<b>Type of organisation</b> <i>(to be supplied by Corporate Procurement)</i>	Private Limited Company
<b>Status of Organisation</b> <i>(to be supplied by Corporate Procurement)</i>	SME
<b>Contract Value</b>	£334,000.00   Full Project £390,000.00
<b>Contract Duration</b>	17 weeks
<b>Contract Start Date</b>	30/08/2021
<b>Contract End Date</b>	24/12/2021
<b>Optional Extension Period 1</b>	N/A
<b>Optional Extension Period 2</b>	N/A

<b>Who will approve each Extension Period?</b>	N/A	
<b>Contact Officer (Name &amp; number)</b>	Jon Phillips 0161 779 4814	
<b>Lead Service Group</b>	Place	
<b>How the contract was procured? (to be supplied by procurement)</b>	Framework Call-off (Mini Competition)	
<b>Framework Details (where applicable) (procurement body, framework reference &amp; title, start/ end date)</b>	Demolition and Associated Services Framework Agreement.	
<b>Funding Source</b>	Capital Programme	
<b>Ethical Contractor</b>	Mayor's Employment Charter Committed to sign up to charter	<input checked="" type="checkbox"/>
	Accredited Living Wage Employer	<input type="checkbox"/>

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#### EXECUTIVE SUMMARY:

The purpose of this report is to seek approval for the award of the above, mentioned contract.

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BACKGROUND DOCUMENTS: N/A

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#### KEY DECISION:

No

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#### DETAILS:

##### 1. Background

The project comprises the demolition of the former St Georges RC High School, Parsonage Drive, Walkden. Since the building closed its door as a high school, the school was taken over by BBC Northwest as a production set for filming various children's programs.

In October 2020 the BBC relocated to another facility in the city, and as a result of this the school has become a prime target for Anti-social behaviour activities and is therefore being subjected to heavy vandalism, externally and internally.

Following demolition, options associated with the future use of the St George's site include both residential development and education use.

## 2. The Procurement Process

The works for the project were tendered under the Council's e-tendering portal in accordance with Contractual Standing Orders. Tenders were let by mini competition under the Framework agreement for Demolition and Associated Services.

Five companies submitted a tender and these have been evaluated in accordance with selection criteria.

The evaluation scores are as follows:-

<b>Name of Bidder</b>	<b>% Price score Max 70%</b>	<b>% Quality score Max 30%</b>	<b>% Overall Score 100%</b>	<b>Price</b>
Connell Brothers Ltd	70.00	22.50	92.50	£334,000.00
Provider B	62.35	15.30	77.65	£375,000.00
Provider C	51.22	18.90	70.12	£456,494.00
Provider D	47.08	18.90	65.98	£496,612.00
Provider E	61.60	18.90	80.50	£379,560.00

Following the evaluation process the company that scored the highest in accordance with the selection criteria was Connell Brothers Limited with a tender of £334,000.00. Their submission produced a score of 92.50% and represents the most economically advantageous offer to the Council which also supports social value.

## 3. Social Value

The contractor's ability to deliver additional social value outcomes were assessed as part of the selection criteria for the Council's Demolition and Associated Services Framework Agreement. All potential bidders had previously demonstrated satisfactory capacity to deliver the required social outcomes and wider community benefit.

The evaluation criteria for this contract included assessment of how the contractor will contribute towards the environmental, social and economic wellbeing of the area.

Connell Brothers Limited (CBL) deliver social value in various ways, one of which is to actively encourage and pursue the use of local labour to bring both financial and social benefit to the community as a whole. CBL are based in Salford and have previously worked for Salford City Council on demolition schemes at the High Street estate, Elmstead House/Swinton Clinic and St Lukes Primary school. This resulted in the appointment of 7 new members of staff, all of whom were previously unemployed.

The economic benefit to the local community extends beyond the local labour market and includes the local supply chain consisting of builders merchants, security contractors, fuel suppliers, hire stores, mechanics, waste transfer centres, hauliers and hydraulic hose repair engineers.

CBL propose to source specialist subcontractors locally to the site, which will contribute to keeping money in Salford and reduce the environmental impact of the CO2 travelling to site. The following sub-contractors and suppliers are:

- Bridgewater Security Ltd, Cromwell Road – Security Services
- Grade 1 Hire & Sales Ltd, Langley Road – Scaffolding & Heras Security Fencing
- J O’Shea & Sons Ltd, Orchard Street – Aggregate Recycling

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**KEY COUNCIL POLICIES:**

Housing & Regeneration

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**EQUALITY IMPACT ASSESSMENT AND IMPLICATIONS:** N/A

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**ASSESSMENT OF RISK:** High.

The works have been identified as a priority under the capital programme as the building has become a concern due to ASBO, which has resulted in an increase amount of vandalism after being vacated by the BBC Northwest.

The building contains significant amounts of asbestos material for, which removal will be under a controlled licenced requirement and will dictate the speed of the demolition. Connell Brothers hold a full 3-year asbestos removal licence and are long standing members of ARCA (Asbestos Removal Contractors Association).

With Connell Brothers controlling ‘in house’ both the licenced asbestos removal work and the demolition work this will help eliminate any problems associated with placing a heavy reliance on a sub-contracted 3rd party licenced asbestos removal contractor. Given urgency to demolish the building it is deemed advantageous to appoint a demolition contractor who holds an asbestos removal licence.

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**SOURCE OF FUNDING:**

**The source of funding is:** 2021/22 Capital Programme  
**Expenditure Code:** D09335

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LEGAL IMPLICATIONS: Supplied by: The Shared Legal Service - Contact officer and telephone number: Tony Hatton - Principal Solicitor tel. 0161 219 6323.

When commissioning contracts for the procurement of goods, services, or the execution of works, the Council must comply with the Public Contracts Regulations 2015 (PCR) and its own Contractual Standing Orders (CSO's), failing which a contract may be subject to legal challenge from an aggrieved provider. The proposed award of the contract follows a tender exercise by mini competition in accordance with the Framework agreement for Demolition and Associated Services

The purpose of a framework agreement is to select through a procurement/ evaluation process a number of providers who can meet the service requirements of the Council, as and when those services are required. If they are required then the Council will undertake an exercise to call off the services from one or more of the providers who have been selected to be on the framework and this may be through any number of ways e.g. mini-competition, direct allocation etc. depending on the circumstances. A contract will then be formed between the Council and the chosen provider/s.

The Council will need to have followed the procedure set out in the framework agreement for mini competition to ensure the procurement process is compliant. Five tenders were received from framework suppliers for this project, which have been evaluated on the most economically advantageous tender basis in line with procurement procedures resulting in the proposed award of the contract to Connell Brothers Limited. The procurement procedures therefore appear robust and compliant with the requirements of the Council's CSO's and PCR.

Legal Services will assist with preparing any contractual documentation upon receipt of instructions to ensure the Council's position and interest are protected

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FINANCIAL IMPLICATIONS: Submitted by: The Finance Team - Contact officer and telephone number: Natalie Birchall

The costs detailed in this report to a maximum of is funding of £390,000 (Tender costs £334,000.00 plus professional fees and associated costs of £56,000.00) will be funded from the approved place, property 2021/22 capital programme.

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PROCUREMENT IMPLICATIONS: Supplied by: The Corporate Procurement Team  
Contact officer and telephone number: Deborah Derbyshire (Category Manager –  
Corporate Procurement Team) Tel: 0161 686 6244

The project has been competitively tendered by means of a mini competition under the Council's own Demolition and Associated Services Framework, which complies with the Councils Contractual Standing Orders and the Procurement Contract Regulations.

The winning tenderer has submitted the most economically advantageous offer in line with the rules of the framework and the award also supports the Council's objectives of working towards delivering social value on this contract.

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HR IMPLICATIONS: N/A

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CLIMATE CHANGE IMPLICATIONS:

All projects are developed to meet or exceed current legislation and requirements relating to energy efficiency and carbon reduction targets. Projects are required to support the Council's objectives of becoming carbon neutral by 2028.

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OTHER DIRECTORATES CONSULTED: N/A

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CONTACT OFFICER: Jon Phillips  
TELEPHONE NUMBER: 0161 779 4814

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WARD(S) TO WHICH REPORT RELATE(S): Walkden and Little Hulton

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