

## WEST DUNBARTONSHIRE COUNCIL

### Report by Chief Officer – Supply, Distribution and Property

Tendering Committee: 21 September 2022

---

**Subject: Contract Authorisation Report – Demolition of the Former Care Home at 2 Ashtree Court, Old Kilpatrick**

#### **1. Purpose**

- 1.1** The purpose of this report is to seek the approval of the Tendering Committee to authorise the Manager of Legal Services to conclude the award of the contract for Demolition of the Former Care Home at 2 Ashtree Court, Old Kilpatrick.

#### **2. Recommendations**

- 2.1** It is recommended that the Tendering Committee:
- a) Authorise the Manager of Legal Services to conclude on behalf of West Dunbartonshire Council (the Council), the award of the Contract for Demolition of the Former Care Home at 2 Ashtree Court, Old Kilpatrick to Central Demolition Ltd.
  - b) Note that the contract shall be for a period of three months. The estimated commencement date of the contract is 1 October 2022.

#### **3. Background**

- 3.1** The purpose of the tender was to identify a single contractor who could provide demolition services to the former Mount Pleasant Care Home, 2 Ashtree Court, Old Kilpatrick, G60 5JD, including clearing the site and ensuring that the site is clean from contamination.
- 3.2** The overall budget for the Demolition of the Former Care Home at 2 Ashtree Court, Old Kilpatrick was approved by the Housing and Communities Committee on 3 February 2021.
- 3.3** This procurement exercise has been conducted in accordance with the Council's Standing Orders and Financial Regulations and the Public Procurement Regulations. A Contract Strategy document was also approved on 23 June 2022.

#### **4. Main Issues**

- 4.1** The Scotland Excel framework agreement (FA) for Demolition and Deconstruction Works was identified as providing best value. Seven potential contractors out of 17 contractors expressed an interest, with six contractors submitting a response by the deadline on 9 August 2022.

The evaluation was carried out in accordance with the mini competition call-off guidance. The contractors' technical evaluations from the original Scotland

Excel FA (accounting for 30%) were taken forward and applied to the contractors' price return (Price accounting for 70%), under the mini-competition, to give a total tender score out of 100%.

**4.2** The six submissions were evaluated by representatives from Housing and Environment, Corporate Procurement Unit, against a set of award criteria which was based on Price /Quality ratio of 70% / 30%. The scores relative to the award criteria of each contractor are as follows:

	Weighting	Bardem Limited	Caskie Limited	Central Demolition Ltd	Dem-Master Ltd	George Beattie & Sons Ltd	JCJ Group
<b>Quality Sub-Total 30%:</b>	<b>(30%)</b>	21.5%	25%	<b>26.6%</b>	27.1%	28.4%	25.3%
<b>Total Price £</b>	-	£95,966.00	£107,442.75	<b>£97,930.00</b>	£119,810.00	£143,515.20	£114,575.00
<b>Price Sub Total %</b>	<b>(70%)</b>	70%	62.3 %	<b>68.6%</b>	56%	46.8%	58.7%
<b>Total Score</b>	<b>100%</b>	91.5%	87.3%	<b>95.2%</b>	83.1%	75.2%	84%

**4.3** It is recommended that the contract is awarded to Central Demolition Ltd of Bonnybridge, who has provided the most economically advantageous mini competition. The contract shall be for a period of three months. The value of the contract is below the value approved by the Housing and Communities Committee.

**4.4** Central Demolition Ltd has committed to paying all staff as a minimum the real Living Wage (£9.90 per hour) and promotes Fair Working Practices across their organisation. Central Demolition Ltd has committed to delivery of the following social benefits as a direct result of delivery of this contract:

- Supporting the reduction of non-recyclable materials throughout the West Dunbartonshire area.

The social benefits will be discussed at the implementation meeting with Central Demolition Ltd and actions to take these forward will be agreed.

## **5. Financial and Procurement Implications**

**5.1** Financial costs in respect of this Contract will be met from the approved Capital budget of Housing and Environment.

**5.2** This procurement exercise was conducted in accordance with the agreed Contract Strategy produced by the Corporate Procurement Unit in close consultation with Housing and Environment officers and the provisions of

Contract Standing Orders, the Financial Regulations and Public Procurement Regulations.

## **6. Risk Analysis**

- 6.1** Appointment of an experienced contractor with a good reputation in demolition will limit the risk of hazardous substances contaminating a residential area and will eliminate the ongoing risk of vandalism or fire.
- 6.2** Central Demolition Ltd has no known links to Serious and Organised Crime which would have significant political and reputational ramifications for the Council.
- 6.3** Should the Tendering Committee decide not to proceed as recommended then this will delay the project, may have financial implications and reputational ramifications.

## **7. Equalities Impact Assessment (EIA)**

- 7.1** An equalities screening was undertaken for this report to determine if there is an equalities impact. The results were that there is no equalities impact.

## **8. Consultation**

- 8.1** Housing and Environment, Finance Services and Legal Services have been consulted on the contents of this report.

## **9. Strategic Assessment**

- 9.1** The Demolition of the Former Care Home at 2 Ashtree Court, Old Kilpatrick will contribute to the delivery of the Council's strategic priorities:
- Efficient and effective frontline services that improve the everyday lives of residents.

**Name:** Angela Wilson

**Designation:** Chief Officer – Supply, Distribution and Property

**Date:** 6 September 2022

---

**Person to Contact:** Daniel Cullen  
Procurement Officer  
[Daniel.Cullen@west-dunbarton.gov.uk](mailto:Daniel.Cullen@west-dunbarton.gov.uk)

**Appendices:** None

**Background Papers:** Contract Strategy

**Wards Affected:**

EIA Screening  
Clydebank Waterfront