

Report to Lee Harris, Executive Director of Place Services

December 2020

Award of contract: Partial Demolition of County Buildings in Crawley

Report by Marie Ovenden, Growth Programme Development Manager

Electoral divisions: Northgate and West Green

Summary

In August 2017 the Leader approved the Crawley Growth Programme [LDR04 17.18](#). Crawley County Buildings demolition as a key project within the growth programme.

[Key decision FR07 19-20](#) approved the allocation of £857,000.00 from the Capital Programme to fund the demolition of the property owned by the County Council at County Buildings in Crawley and to delegate to the Executive Director Place Services the authority to award the demolition contract and progress the proposals to re-develop the County Buildings, Crawley site.

The business case for a full demolition was approved on July 2019. A change request was submitted to the Capital and Assets Board in March 2020 to reduce the full demolition to partial demolition, with a reduced cost of £748,000. A partial demolition will prepare the site for prospective developers and as Centenary House is partially occupied with ongoing lease arrangements, the building will be retained with the Coroners, Find It Out Centre and Drug Alcohol Team remaining in situ. This eliminates the requirement for costly refurbishment and relocation of the Coroners at Barton's Primary School as was originally proposed. The redevelopment offers an opportunity to increase revenue year on year in addition to achieving a significant capital receipt.

A procurement process has taken place. Following full financial and technical evaluation, based on a 100% cost evaluation approach, this report recommends the award of the demolition contract to partially demolish County Buildings in Crawley to DDS Demolition Ltd.

Recommendation

- (1) That the Executive Director Place Services awards the demolition contract for Partial Demolition of County Buildings in Crawley for the sum of £733,500, including contingencies, to DDS Demolition Ltd.
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Proposal

1 Background and context

- 1.1 Demolition and redevelopment of the County Buildings site in Crawley is critical to achieving committed outcomes in both the One Public Estate (OPE) Programme and the Crawley Growth Programme (CGP).
- 1.2 West Sussex County Council owns the freehold for much of the site including Centenary House, ex Police Station, old Library and an area currently leased to a Dental Practice. This gives a total site area of 1.05ha (Appendix A).
- 1.3 The Courts site remains fully operational and is out of scope of this proposal.
- 1.4 Much of the County Buildings site is empty and has been dormant for a number of years. Initial viability and master-planning work undertaken by Lambert Smith Hampton identified the opportunity to deliver up to 195 homes and 4,780sqm of commercial space delivering income of over £1m per annum and a significant capital receipt.
- 1.5 As Centenary House is partially occupied with ongoing lease arrangements, the building is to be retained with the Coroner's Service and Find It Out Centre and Drug Alcohol Team remaining insitu. This eliminates the requirement for costly refurbishment and relocation of the Coroner's Service to the former Bartons Primary School as originally proposed. The redevelopment offers an opportunity to increase revenue year on year by approximately £830,000 per annum in addition to achieving a significant capital receipt.
- 1.6 Demolition is a first phase of the project. The cost of the partial demolition inclusive of contingencies and professional fees is £801,742.
- 1.7 Demolishing the County Buildings would demonstrate commitment to the development of the site and provide a much more attractive proposition for perspective developers.

2 Proposal details

- 2.1 The proposal is to award a contract to partially demolish the County Buildings site in Crawley, with the Coroner's Service and Find It Out Centre and Drug Alcohol Team remaining insitu allowing plans for redevelopment to be progressed.
- 2.2 A procurement exercise was undertaken by The County Council's Multi-Disciplinary Consultant (MDC). A pre-qualifying questionnaire was launched via the County Councils Shared Services Portal (In-Tend). The top seven suppliers who achieved the highest scores across the questions were taken through to a second stage. The tender evaluation criterion was based 100% on price, the lowest bidder, after all normalisation had taken place, was recommended for award. The MDC have confirmed that the single stage tender figure received from the demolition contractor for the works, DDS Demolition Ltd, for £733,500 inclusive of contingencies, is fair and reasonable for the partial demolition of County Buildings Crawley.
- 2.3 Demolition work is anticipated to commence on site in January 2021 and complete in April 2021.

3 Other options considered (and reasons for not proposing

3.1 No other procurement options were considered.

4 Consultation, Engagement and Advice

4.1 The demolition project has been agreed in full consultation and agreement with the Crawley OPE board, including key OPE partners involved in the Crawley projects.

4.2 The Cabinet Member for Finance has been consulted. The details of the proposal have been shared with the local Member representing the Northgate and West Green division.

5 Finance

5.1 Capital consequences

	19/20	Current Year 20/21	Year 2 21/22	Year 3 2022/23	Year 4 2023/24
Capital Budget	17,538	392,102	392,102		
Change from Proposal					
Remaining Budget					

5.2 The effect of the proposal:

The contract was awarded on lowest cost to ensure best value was achieved.

5.3 Future savings/efficiencies being delivered:

Through the competitive tender process the County Council has identified the preferred contractor to ensure that the project can be met within the parameters of the site, design and allocated budget.

6 Risk implications and mitigations

Risk	Mitigating Action (in place or planned)
Project delays due to Covid-19 pandemic. Social distancing restrictions and employment/operational issues may mean that designs cannot progress and/or contractors are not able to attend site to price the work.	Work to continue where possible but with social distancing measures and government guidance in mind. Meetings to be online using Skype or Teams software. May have to accept to some degree that the commencement of the works are delayed due to lockdown measures. To be reviewed periodically.
Project scope creeps following engagement with various parties	Ensure impacts of all scope changes are understood and managed via the change control process proposed before formally approved.

Risk	Mitigating Action (in place or planned)
increasing costs and delaying programme.	
Project has a number of stakeholder interest groups. If these groups are not effectively and proactively managed they may not 'buy in' to scheme and projects may not reflect their needs.	Regular engagement sessions have been discussed and included within programme, stakeholders have been mapped and processes put in place to ensure effective engagement occurs.

7 Policy alignment and compliance

- 7.1 The procurement for a contractor to complete the demolition works has been successfully and compliantly processed with the successful bidder being DDS Demolition Ltd. The works will progress under a duly completed JCT Intermediate form of contract.
- 7.2 Section 149 of the Equality Act 2010 requires that public bodies, in exercising their functions, have due regard to the need to (1) eliminate discrimination, harassment, victimisation and other unlawful conduct under the Act, (2) advance equality of opportunity and (3) foster good relations between persons who share a protected characteristic and persons who do not share it.
- 7.3 Everyone has the right to respect for private and family life, home and correspondence under Article 8 of the Human Rights Act. The impact of any proposed changes on the right to family life will be taken into consideration.

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Appendices

None

Background papers

None