

Members' Library Service Request Form

Date of Document	13/01/17
Originator	Gary Fenwick
Originator's Ref (if any)	GF
Document Title	Proposed Demolition of Winterfield Park Pavilion, Winterfield Park, Dunbar

Please indicate if access to the document is to be "unrestricted" or "restricted", with regard to the terms of the Local Government (Access to Information) Act 1985.

Unrestricted	<input checked="" type="checkbox"/>	Restricted	<input type="checkbox"/>
--------------	-------------------------------------	------------	--------------------------

If the document is "restricted", please state on what grounds (click on grey area for drop-down menu):

For Publication

Please indicate which committee this document should be recorded into (click on grey area for drop-down menu):

Cabinet

Additional information:

Authorised By	Douglas Proudfoot
Designation	Head of Development
Date	20/01/17

For Office Use Only:	
Library Reference	12/17
Date Received	20/01/17
Bulletin	Jan17

REPORT TO: Members' Library Service

MEETING DATE:

BY: Depute Chief Executive (Partnerships and Community Services)

SUBJECT: Proposed Demolition of Winterfield Park Pavilion, Winterfield Park, Dunbar

1 PURPOSE

- 1.1 To note the decision to award the contract for the Proposed Demolition of Winterfield Park Pavilion, Winterfield Park, Dunbar, to Messrs RM Brown Demolitions Ltd, Edinburgh.

2 RECOMMENDATIONS

- 2.1 Members are asked to note the decision of the Head of Development, in consultation with the Head of Council Resources and the Head of Infrastructure, to accept Messrs RM Brown Demolitions Ltd's tender amounting to £13,750.00 after checking and correction, and noting that it is open for consideration until 10 February 2017, for the Proposed Demolition of Winterfield Park Pavilion, Winterfield Park, Dunbar and making good the associated area.

3 BACKGROUND

- 3.1 Following consultation with Dunbar Community Council and the Friends of Winterfield, the Council's Corporate Asset Group took the decision to demolish the disused Winterfield Park Pavilion.
- 3.2 The Pagoda was originally built in the 1920s as a Pierrot stage facility for summer entertainment on land gifted to the Burgh and held on the Common Good but has been unused for at least 20 years. Sometime in the 1960s it was converted to a shower and toilet block to serve a static and touring caravan park established within Winterfield. This made extensive alterations to both the external appearance and internal layout of the building. The Pagoda has been locked and boarded up since the caravan park was removed in the early 1990s and has provided no public use for over 20

years. It has suffered from vandalism and was fenced off a couple of years ago on grounds of public safety. The Council has elicited and received a number of expressions of interest over the years from people interested in establishing a business in the building (cafes mainly and also a fashion school), but unfortunately, none of these have been able to make a viable business case for the facility and none were progressed. The Pagoda is not a listed building and it is held on the Common Good and lies within the John Muir Country Park. The Council's legal advice is that the wording of the Council's title to the property, together with the fact that there has been no community use of the building for over 20 years, would suggest that the Pagoda, whilst a Common Good asset, would appear to be 'alienable', which means that options for re-use, disposal or removal are not restricted. The Pagoda is in very poor condition and fencing has been erected around the building so that it does not present a risk to users of the park. However, the fencing is being breached and people are entering the building, which is hazardous. The roof structure is failing and the existing safety measures are not sufficient to ensure public safety indefinitely.

3.3 Tender Documents were issued to five selected contractors and the following 2 offers were duly received.

Ref	Contractor	Tender Amount Before Checking	Tender Amount After Checking	Lowest Checked Tender Amount
1	RM Brown Demolitions Ltd, Tranent	£13,689.00	£13,750.00	<u>£13,750.00</u>
2	Daltons Demolitions Ltd, Edinburgh	£12,497.28	£18,407.20	
3	Forth Demolition Ltd, Bilston		No return	
4	Chamic Industrial Services Ltd, Edinburgh		No return	
5	JCJ Demolition & Construction Ltd, Glasgow		No return	

3.4 As indicated at 3.3, Messrs RM Brown Demolitions Ltd's tender amounting to £13,750.00 after detailed checking and correction remains the lowest offer submitted. The tender has been competitively priced and complies with the employer's brief, and on this basis we recommend for acceptance the tender received from RM Brown Demolitions Ltd.

3.5 During the period between the time of the initial tender return and finalisation of the tender process, a change to the reinstatement treatment of the ground local to the demolitions was identified, and a delay was introduced before a tender could be accepted, due to a requirement to identify any presence of bats in the existing building.

The Council carried out a Stage 1 Bat Survey and after consideration of the survey report and consultation with the Council's Biodiversity Officer, it was determined that demolition of the building at this time was permissible.

In consultation with the Council's Procurement service, it was agreed that these above factors would be taken into consideration by both contractors who submitted a tender, and revised tenders were invited resulting in the final tender amounts noted above.

- 3.6 Messrs RM Brown Demolitions Ltd have yet to confirm if they intend to use any subcontractors.
- 3.7 The contract is prepared on a firm price basis in terms of the JCT SBCC Minor Works Building Contract for use in Scotland 2011 Edition incorporating Amendment Nr 1 issued March 2015 (MW/Scot 2011) issued by the Scottish Building Contract Committee, and the contractor has undertaken to complete the works within 3 weeks from the date of possession.

4 COMMUNITY BENEFITS IN PROCUREMENT (CBIP)

- 4.1 RM Brown Demolitions Ltd has undertaken to comply with the contract requirements governing the Contractors Community Benefits responsibility.

5 INTEGRATED IMPACT ASSESSMENT

- 5.1 The subject of this report does not affect the wellbeing of the community or have a significant impact on equality, the environment or economy.

6 POLICY IMPLICATIONS

- 6.1 None.

7 RESOURCE IMPLICATIONS

- 7.1 Financial – Together with the addition of restricted ELC professional costs and expenses, fees and external expenses, the total project expenditure for the Demolition of the Winterfield Park Pavilion, Winterfield Park Dunbar, will not exceed £14,870.00, and can be itemised as follows:

Category	Estimated Costs (£)
Demolition Works: the building contract	£13,750.00
Statutory Fees	£520.00
External Consultants fees and costs: Stage 1 Bat Survey	£600.00
TOTAL	£14,870.00

This expenditure will be contained within the budget allocated for Property Renewals in the Council's Capital Investment Plan for 2016/2017.

7.2 Personnel – None.

7.3 Other – None.

8 BACKGROUND PAPERS

8.1 None

AUTHOR'S NAME	Douglas Proudfoot
DESIGNATION	Head of Development
CONTACT INFO	Gary Fenwick– Ext 7860