

## Members' Library Service Request Form

Date of Document	30/11/17
Originator	Iain Farquhar
Originator's Ref (if any)	IF
Document Title	Proposed Demolition of Former Church of Christ Meeting Hall, Church Street, Tranent

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Additional information:

Authorised By	Ray Montgomery
Designation	Head of Infrastructure
Date	30/11/17

For Office Use Only:	
Library Reference	131/17
Date Received	30/11/17
Bulletin	Nov 2017

**REPORT TO:** Members' Library Service

**MEETING DATE:**

**BY:** Depute Chief Executive - Partnerships & Community Services

**SUBJECT:** Proposed Demolition of Former Church of Christ Meeting Hall, Church Street, Tranent

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## **1 PURPOSE**

To note the decision to award the contract for the Proposed Demolition of Former Church of Christ Meeting Hall, Church Street, Tranent to Messrs Forth Demolition Ltd.

## **2 RECOMMENDATIONS**

- 2.1 Cabinet is asked to note the decision of the Head of Infrastructure in consultation with the Head of Development and Head of Council Resources to accept Messrs Forth Demolition Ltd's Tender amounting to £13,300.00 after checking and correction, for the Proposed Demolition of Former Church of Christ Meeting Hall, Church Street, Tranent, noting that it is open for consideration until 4<sup>th</sup> February 2018.

## **3 BACKGROUND**

- 3.1 The adjacent site on which the former Fa'side Lodge stood was identified as suitable for the development of new build Council housing to meet local housing needs. Therefore, the site was transferred from the General Services Account to the Housing Revenue Account in March 2015. Following this transfer, extensive asbestos removal works were carried out and the Lodge building was demolished to make way for the proposed housing development.

On the 31<sup>st</sup> March 2017 the former Church of Christ Meeting Hall was bought for £32,000.00 by the Council, and following demolition will enable a further four more housing units to be built as part of the development of the former Fa'side Lodge site. It had been proposed previously to carry out the demolition of the building as part of the main works contract for the proposed housing development. However there have been continued problems with vandalism despite efforts to make the building reasonably secure and therefore the demolition is to proceed as soon as possible. The necessary statutory permissions have already been obtained for the demolition.

3.2 Tender Documents were issued to the four specialist demolition contractors noted below via the Public Contract Scotland Quick Quotes facility. The following four offers were duly received with the lowest three being subjected to detailed checks resulting in the Tender Amounts indicated below:

Ref	Contractor	Tender Amount Before Checking	Tender Amount After Checking	Lowest Checked Tender Amount
1	Forth Demolition Ltd Bilston	£11,250.00	£13,300.00	<u>£13,300.00</u>
2	Chamic Demolition Services Ltd Edinburgh	£13,891.00	£13,891.00	
3	Kinetic Demolition Roslin	£21,200.00	£21,200.00	
4	Daltons Demolition Ltd Bilston	£26,748.00	Not checked	

3.3 As indicated at 3.2 Messrs Forth Demolition Ltd's Tender amounting to £13,300.00 after detailed checking and correction remains the lowest of the offers submitted and has been competitively priced throughout.

3.4 Messrs Forth Demolition Ltd have indicated that they proposed to use the following Sub-Contractors:

Disposal of rubble - NWH Group, Dalkeith

Disposal of waste - Hamilton Waste & Recycling, Musselburgh

3.5 The Contract is prepared on a firm price basis in terms of the JCT Minor Works Building Contract for Use in Scotland (2011 Edition) issued by the Scottish Building Contract Committee and the Contractor has undertaken to complete the works within 2 weeks from the date of commencement.

## **COMMUNITY BENEFITS IN PROCUREMENT (CBIP)**

- 3.6 Messrs Forth Demolition Ltd have been made aware of the Council's CBIP requirements. The Council's Community Benefits Co-ordinator will contact the contractor to agree a suitable level of CBIP for this contract.

## **4 POLICY IMPLICATIONS**

- 4.1 None.

## **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 RESOURCE IMPLICATIONS**

- 6.1 Financial – Together with the addition of Structural Engineer and Principal Designer fees of £805.00 and the cost of the demolition warrant of £150.00, the total project expenditure will not exceed £14,255.00 and has been approved by the Head of Council Resources.

The cost of the project will be met from the Council's approved budget for HRA New Build Housing Programme.

The major element of this expenditure (£13,922.00) will be in this financial year with the remaining retention monies (£333.00) allocated in the 2018/2019 financial year.

- 6.2 Personnel – None.

- 6.3 Other – None.

## **7 BACKGROUND PAPERS**

- 7.1 None.

<b>AUTHOR'S NAME</b>	Ray Montgomery
<b>DESIGNATION</b>	Head of Infrastructure
<b>CONTACT INFO</b>	Iain Farquhar – Ext 7317 IF – 30 <sup>th</sup> November 2017