

DELEGATED

Appointment of Contractor – Building Schools for the Future / Academies: Demolition of former Kaskenmoor School

Report of Executive Director, Neighbourhoods

Portfolio Holder : Councillor Hugh McDonald, Cabinet Member for Education and Safeguarding

October 2012

Officer Contact : Mark Prestwich, Development Officer
Ext. 1660

Purpose of Report

The purpose of the report is to seek approval for the Council to appoint D.Hughes Demolition in respect to the demolition of the former Kaskenmoor School.

Recommendations

It is recommended that the Council proceed to appoint D.Hughes Demolition to carry out the demolition works in respect to the former Kaskenmoor School.

Delegated

Appointment of Contractor – Building Schools for the Future / Academies: Demolition of former Kaskenmoor School

1 Background

- 1.1 The Council's successful Building Schools for the Future and Academies programme has resulted in 3 new academies plus 1 new and 1 refurbished school. As a consequence there are 8 redundant schools, the former Kaskenmoor, South Chadderton, Our Lady's RC, St Augustine's RC, Breezehill, Counthill, Grange and North Chadderton (Broadway campus) Schools.
- 1.2 The programme is dependent upon the sale of these sites to generate capital receipts that will contribute to the capital cost of building the new education facilities.
- 1.3 The BSF Capital programme includes total sum of £3.4m for the demolition of the schools; £2.5m allocated to specific sites with the balance being a contingency for site clearance and demolitions.
- 1.4 On 1 February 2012, changes to the Education Act 2011 were made to incorporate a new Schedule 1 to the Academies Act 2010 which extends the requirement for Local Authorities to obtain Secretary of State consent to dispose of community school land. On 19th July 2012 the DfE gave consent, under Schedule 1 2010 AA, to dispose of the school sites named below;

Counthill Secondary School
St Augustine of Canterbury High School
Kaskenmoor School
Grange School

2 Current Position

- 2.1 The contract for the demolition of the former Kaskenmoor School has now been tendered via the Chest, and five responses were received. The companies who submitted an offer are outlined below (in alphabetical order) and the provisional contract sums received follow on (in order of value).

2.2 Company (in alphabetical order)

Booth Hill
D.Hughes
J.Freeley
P.McGuinness
Windmill

2.3 Contract Sum

£94,281.25
£159,448.75
£182,951.00
£212,853.75
£274,672.60

2.4 It should be noted that, the contract sum outlined above, includes a contingency of £45,000 (forty five thousand pounds). The contract sum also makes an allowance for the clearance and landscaping of a play area. To date, it is still to be determined – through ongoing dialogue with Newbridge School - as to whether it would be possible to include this play area within the current demolition contract.

3 **Options/Alternatives**

3.1 The Council could choose to proceed on the basis of any one of the following options;

- Appoint the cheapest contractor.
- Retender the contract in the hope of obtaining more preferential quotes.
- Do not demolish the property at this time.

4 **Preferred Option**

4.1 It is recommended that the Council proceed to appoint D.Hughes Demolition. The costs associated with the scheme can now be updated as follows;

Service Disconnections (Estimate)	£6,743.66
Topographical Survey	£982.00
Drainage Survey (Estimate)	£2,250.00
Demolition and Site Finish	£94,281.25
Bat Survey (Estimate)	£350.00
Unity Fees	29,700.00
Planning Application Fees (Estimate)	£150.00
Total	£134,456.91

5 **Consultation**

5.1 Unity will carry out consultation with any neighbouring businesses prior to commencing demolition works.

6 **Financial Implications**

Capital Implications

6.1 The proposed demolition will be capital expenditure and a charge against the Economy, Place and Skills – Building School for the Future (BSF) capital

programme. A specific provision exists for site demolitions within the BSF capital programme, against which the project will be charged.

6.2 The scheme, as detailed in Para 4.1, will be phased and financed as follows:

	2012/13
<u>Expenditure</u>	£'000
Works	134.5
TOTAL	134.5
<u>Funding</u>	
Council identified BSF capital resources	134.5
TOTAL	134.5

6.3 Funding has been identified from a mixture of grant, capital receipt and other contributions.

[Jit Kara / Andy Cooper]

Revenue Implications

6.4 The scheme will minimise the revenue impact of having a derelict property within the Authority's property portfolio, it is estimated that the site will cost an unbudgeted £87k in annual maintenance for a full financial year should demolition not take place, thus creating an additional pressure.

6.5 Any on-going revenue costs will have to be met from the corporate property annual revenue budget on cost centre 36601.

[Mike Ward / Sadrul Alam]

7 **Legal Services Comments**

7.1 The Report demonstrates that the contract has been procured in accordance with the Contract Procedure Rules. Given the values involved it will be necessary to observe the 10 day standstill period as required by Contract Procedure Rule 13.3 and for the contract to be prepared and executed by the Borough Solicitor's representative. Prior to the final Contract award, the Contractor shall provide evidence of adequate insurance to cover both public and employers' liability insurance.

[Geoffrey Berriman]

8. **Cooperative Agenda**

8.1 The proposed demolition of Kaskenmoor School will enable the Council to prepare the site for re-development, creating opportunities for the private sector, thus enabling further partnership working.

9 **IT Implications**

9.1 None.

10 **Property Implications**

10.1 The demolition of the property would reduce the Council's liability for insurance, repairs and security.

10.2 Asset Management currently do not have a budget to cover these costs.

11 Environmental and Health & Safety Implications

11.1 The Unity Partnership will manage the demolition onsite to ensure that works are carried out in a safe and conscientious manner.

12 Equality, community cohesion and crime implications

12.1 None.

13 Equality Impact Assessment Completed?

13.1 No.

14 Key Decision

14.1 No.

15 Forward Plan Reference

15.1 N/A

16 Background Papers

16.1 The following is a list of background papers on which this report is based in accordance with the requirements of Section 100(1) of the Local Government Act 1972. It does not include documents which would disclose exempt or confidential information as defined by the Act :

File Ref :

Name of File :

Records held in Neighbourhoods Directorate, Room 310, Civic Centre

Officer Name : Mark Prestwich

Contact No : 0161 770 1660

17 Appendices

17.1 Appendix One – Plan.

Signed <u>Glenn McLean</u> Executive Director	Dated <u>31/10/12</u>
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Appendix One

