

Report to	Cllr Julian Thompson-Hill
Date of report	09/12/2020
Report author	Russell Vaughan
Title	Queen's Market Rhyl – Demolition and Asbestos contract award

1. What is the report about?

- 1.1. This report summarises the process undertaken during the procurement exercise and recommends that the Contract to appoint a contractor to manager the asbestos removal and demolition of the Queen's Market Rhyl.

2. What is the reason for making this report?

- 2.1. A delegated decision is required to enable Wye Valley Demolition to be awarded the contract for the demolition and asbestos removal at the Queen's Buildings Rhyl project.

3. What are the Recommendations?

- 3.1. That the Lead Member for Finance, Performance and Strategic Assets approve the award of a contract to Wye Valley Demolition as per the attached Contract Award Recommendation Report (Appendix 1).

4. Report details

- 4.1. Denbighshire County Council wish to appoint a contractor to manage the removal of all remaining asbestos and demolition of the agreed buildings on the Queens Market Rhyl site.

- 4.2. This is the first element of work to enable the phased approach to developing the wider site and was last reported to Cabinet at their September 22nd 2020 meeting.
- 4.3. A speculative notice was published on the Sell2Wales procurement portal on 3rd September 2020 and closed on 11th September 2020. A contract notice was published on the Sell2Wales procurement portal on 7th October 2020 and was originally scheduled to close on 3rd November 2020. A one week extension was granted so the actual deadline for submissions was 12:00pm, Tuesday 10th November 2020.
- 4.4. The tender was based on a weighting of 50% Price and 50% Quality with an estimated contract value of £1.0m. Sixteen tender submissions were received and following an evaluation exercise a preferred contractor has been selected. Further detail of this can be found in the Contract Award Recommendation Report (Appendix 1).

5. How does the decision contribute to the Corporate Priorities?

- 5.1. The decision will contribute to the delivery of the Corporate Priority to achieve an attractive and protected environment supporting well-being and economic prosperity by;
- removing partially derelict town centre buildings and returning the site on which they currently stand to a productive use;
 - providing premises which will enable the mix of uses in the town centre to be diversified thereby providing it with a sustainable and economically viable future;
 - providing opportunities for new employment and business growth;
 - stimulating the private sector to undertake further investment; and
 - increasing biodiversity in an urban location.
- 5.2. Community benefits were included as a stand-alone project specific question used in the evaluation methodology. As soon as the contractor is brought on board, a meeting will be convened with the Councils Community Benefit Manager, Karen Bellis.

6. What will it cost and how will it affect other services?

- 6.1. The total estimated cost submitted by the successful tenderer, Wye Valley Demolition, was £1.081m which is what the contract will be awarded based on.
- 6.2. As mentioned previously, this the first element of work to enable the phased approach to developing the wider site and involved a number of other services who are fully involved in the process.
- 6.3. The funding for this element of the project is already secured and work continues with WG to sources funding for the Phase 1 of the development which will be decided in Mid-January 202.

7. What are the main conclusions of the Well-being Impact Assessment?

- 7.1. The main conclusions of the assessment (for the over-arching Queen's Market Rhyl project) are that the proposal will have a positive impact on all of the well-being goals through the provision of a low carbon, fully accessible development which will improve communications and transport infrastructure in a location which will enable residents to access a wider range of services on foot or by cycling. The proposal will have a positive impact on the economy by improving the vitality of the town centre and increasing awareness of employment opportunities in the construction and leisure sectors. It will improve the attractiveness of the area by removing dereliction and improving community safety.

8. What consultations have been carried out with Scrutiny and others?

Cabinet Briefing – numerous updates provided to Cabinet Briefing including September 7th 2020.

Asset Management Group - Approved a report to proceed with the conditional agreement to purchase the site in phases.

Rhyl Member Area Group - Supported the approach adopted by the Council as regards the acquisition of the properties on 19th March 2018. Further support received at their meeting held on 22/10/2018 and 08/04/2019. A special WebEx meeting was held on June 23rd and July 6th to update the MAG on the latest proposals, demolition and timescales, along with a further MAG meeting held in September.

Strategic Investment Group - SIG were consulted on the proposal on the 30th October 2018 and recommended its approval to proceed subject to the comments and conditions contained in the Chief Finance Officer statement (of the September 22nd Cabinet report). A special SIG was held on Wednesday 9th September and they are supportive of the scheme on the proviso that the Rhyl MAG were also in support.

Economic and Business Development - Consulted throughout the negotiations and in full support for the purchase. This is the key site required to deliver the Rhyl Town Centre Master Plan.

Queen's Market Project Board - Monthly Board meetings are held to oversee and progress the development of the site. Membership includes high level representation from DCC, ION (DCC's Development Partner) and Welsh Government.

9. Chief Finance Officer Statement

- 9.1. The recommendation to award the contract for the demolition and asbestos removal at the Queen's Buildings Rhyl project to Wye Valley Demolition is supported. Funding is in place for this stage of the project and the tender has come in just below the estimated cost included in the revised Business Case taken to Cabinet in September.

10. What risks are there and is there anything we can do to reduce them?

10.1. The key risk to the wider project is the effects of not fulfilling the grant funding requirements and the clawback from WG. This would result in the Council having to foot the bill for all costs to date themselves.

10.2. This decision is the first stage in enabling the future work in fulfilling the grant finding requirements and also removed a dangerous derelict site from one of our key town centre sites.

11. Power to make the decision?

11.1. Powers delegated to the Lead Member as outlined in Appendix 2(b) to Section 13 of the Council's Constitution- the Members Scheme of Delegation.

RECORD OF DECISION BY CABINET MEMBER

Decision taken by:

Lead Member for Corporate Services and Strategic Direction

Date of Decision:

18 December 2020

Date of publication of decision:

18 December 2020

Decision:

QUEEN'S BUILDINGS, RHYL.

Approval of the demolition contract of Queen's Buildings, Rhyl.

Purpose of Decision:

That the Lead Member for Finance, Performance and Strategic Assets approve the award of a contract to Wye Valley Demolition as per the Contract Award Recommendation Report.

Reasons for Decision:

A delegated decision is required to enable Wye Valley Demolition to be awarded the contract for the demolition and asbestos removal at the Queen's Buildings Rhyl project.

Interests Declared:

No interest to declare

Consultation:

Cabinet Briefing – numerous updates provided to Cabinet Briefing including September 7th 2020.

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Authority for delegation of the decision to the Cabinet Member:

See Scheme of Delegation.