

REPORT TITLE:	DEMOLITION OF LISCARD MUNICIPAL BUILDING AND COMMUNITY CENTRE, SEAVIEW ROAD, LISCARD.
REPORT OF:	HEAD OF ASSET MANAGEMENT.

REPORT SUMMARY

The report seeks authority to award the contract for the demolition and site clearance of the disused former Liscard Municipal Building and Community Centre, regrading of the site, crushed hardcore finish and timber boundary post and rail fencing. The demolition and site clearance works will enable the remediation of the site to enable it to be used for residential housing.

The proposal directly supports the Wirral Plan (2023-27) through the following key theme:

- Safe, vibrant communities where people want to live and raise their families.

This decision affects the Liscard Ward and is a key decision.

RECOMMENDATION

The Director of Regeneration and Place is recommended to approve that J Freeley Limited be awarded the contract to undertake the demolition and site clearance of Liscard Municipal Building and Community Centre within an approved budget and as a Direct Award via Lot 1 of the Procure Partnership North West Framework with an estimated contract value of £500,000 for a contract period of 18 weeks.

SUPPORTING INFORMATION

1.0 REASON FOR RECOMMENDATION

- 1.1 The disused former Liscard Municipal Building and Community Centre, have been boarded up for many years and attract regular vandalism which has proven a costly ongoing exercise. The Municipal Buildings form part of the wider redevelopment opportunity for the Seaview Road Car Park in Liscard, which is allocated for housing under Policy RA 9 in the Council's draft Local Plan and is a key priority of the Liscard Regeneration Framework.
- 1.2 This proposal supports the regeneration of Liscard and provides a unique opportunity to provide quality housing in a significant area within the Liscard district. The scheme fits the targets of the Department of levelling up, Housing and Communities and has enabled the council to bid for Brownfield land release funding, which in turn will support the delivery of new housing.

2.0 OTHER OPTIONS CONSIDERED

- 2.1 The retention of the buildings as office accommodation has been excluded as the cost to refurbish the buildings to current standards is excessive. The buildings have fallen into disrepair and have an unsightly appearance. The ongoing repair and maintenance costs along with the building check costs will continually increase.

3.0 BACKGROUND INFORMATION

- 3.1 To support the redevelopment of the Seaview Road Car Park site alongside a wider programme of public realm improvements in Liscard Town Centre, the Council has secured £10,788,000 from the DLUHC Levelling Up Fund (LUF) Round 3 against a total programme cost of £12,043,000. The Council has approved £1,255,000 match funding via the Council's Capital Programme. The costs for the demolition of the Municipal Buildings were excluded from the original Levelling Up Fund bid, as this had been secured via the capital programme's Health & Safety budget.
- 3.2 A detailed specification of requirements for the demolition of the Liscard Municipal Building and Community Centre was issued in December 2023 and an open tender exercise undertaken. 14 bids were received with tender amounts ranging from £129,581.34 being the lowest to £654,785.00 the highest.
- 3.3 The range in Tender prices received coupled with the volume of back-up information submitted by tenderers led the Project Team to have reservations as to the suitability of Lowest Tenderers to carry out the demolition process in a safe and controlled manner. The procurement team closed the tender on The Chest and posted the following reasons "Due to the presence of Asbestos and the building located in a public place, an internal WBC Health and Safety review has instructed for further specialist advice prior to the demolition of the building".
- 3.4 Following discussions with the procurement team a proposal was formulated to seek to award a contract direct to J. Freeley Limited via the Procure Partnership PCR 2015

Compliant Framework North West £50,000 to £1,000,000 Demolition Partners Lot Direct Award. They have demonstrated a proven record in undertaking a project of this nature and complexity. They have successfully completed the demolition of the North and South Annexes, Brighton Street, Wallasey which was awarded following a Further Competitive Tendering exercise in which they submitted the most economically advantageous tender.

4.0 FINANCIAL IMPLICATIONS

To support delivery of the Seaview Road Car Park site, it is proposed that the £300,000 from the Council's Capital Programme Health & Safety budget is used to fund the demolition of the buildings. If the value of the works exceeds £300,000, the Levelling Up Fund 3 budget could be drawn down to fund any additional costs. In addition, the demolition of the North and South Annexe will be covered by the Brownfield site funding. This cost was initially covered in the Capital Programme Health and Safety Budget, the tender was £600,748.00.

5.0 LEGAL IMPLICATIONS

- 5.1 The Commission of services detailed in this report has been undertaken in accordance with The Public Contract Regulations 2015 and the Councils Contract Procedure Rules
- 5.2 The award for this project is made direct to J. Freeley Limited via the Procure Partnerships PCR 2015 compliant Framework North-West £50,000 to £1,000,000 Demolition Parties Lot Direct Award.
- 5.3 The award will be underpinned by a formal contract which will be drawn up by the Councils legal team.

6.0 RESOURCE IMPLICATIONS: STAFFING, ICT AND ASSETS

- 6.1 There are no direct staffing and ICT implications arising from this report.

7.0 RELEVANT RISKS

- 7.1 Financial risks were considered with this project however direct negotiation with J Freeley Limited to agree a mutually acceptable contract sum comprising current competitive market rates and utilising the Schedule of Works document produced and used in the Open Tender process will lead to more cost certainty and remove those risks associated with inflation and associated cost of living rises.
- 7.2 Site safety risks were assessed prior to the tender process starting and this influenced the scope of the contract. The project will be managed under the Construction (Design and Management) Regulations.

8.0 ENGAGEMENT/CONSULTATION

- 8.1 There is deemed planning consent for the demolition of Liscard Municipal Building and the Community Centre.

9.0 EQUALITY IMPLICATIONS

- 9.1 Wirral Council has a legal requirement to make sure it's policies and the way it carries out work do not discriminate against anyone. An Equity Impact Assessment is a tool to help council services identify steps they can take to ensure equality for anyone who might be affected by a particular policy decision or activity.
- 9.2 At a Brownfield Release programme level, the creation of new housing sites and the inclusion of social housing on most sites supports a mixed, diverse new community to address housing need in the city region. The equality and diversity implications have also been considered in each individual project that is supported by the grant.

10.0 ENVIRONMENT AND CLIMATE IMPLICATIONS

- 10.1 The demolition of the building is a last resort due to the impact on climate and the environment. The building is old and would have limited appeal in alternative use should investment be an option. Asbestos was widely found throughout the building. The demolition of the building would allow the site to be redeveloped for much needed regeneration of the Liscard area and supporting life chances of the residents of the area and helping health equalities.
- 10.2 J Freeley Limited have commitment to protecting the environment with an environmental management system approved by Alcumus ISOQAR and is compliant with the requirements of ISO14001:2015. J Freeley are committed to becoming carbon neutral and have joined The Climate Pledge and are a member of the SME Climate Hub. The company have developed a waste management system that exceeds the SWMP/WRAP requirements and operates Site Waste Management Plans to minimise waste and maximise re-cycling on all projects. J Freely & Co (Demolition) Ltd achieve a re-cycling rate of over 98%.

11.0 COMMUNITY WEALTH IMPLICATIONS

- 11.1 J Freeley Limited Ltd have made a commitment to directly employ two employees who are established Wirral residents and engage local suppliers and subcontractors as part of their Social Value submission made in their Tender for the North and South Annexe Social Value submission appended to the North and South Annexe Tender.

The company have the following social commitments:

- Promote employment sustainability.
- Promote economic sustainability.
- Raise the living standards of local residents.
- Promote participation and citizen engagement.
- Build the capacity and sustainability of the voluntary and community sector.
- Promote equality and fairness.
- Promote environmental sustainability.

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APPENDICES

None?

BACKGROUND PAPERS

Liscard Neighbourhood framework – An integrated Masterplan

<https://democracy.wirral.gov.uk/documents/s50083213/Appendix%201%20-%20Liscard%20Neighbourhood%20Framework%20An%20Integrated%20Masterplan.pdf>

SUBJECT HISTORY (last 3 years)

Previous decisions:

Capital Monitoring Quarter 3 – Full Council 26 February 2024, Minute 83

Capital Monitoring Quarter 3 – Full Council 27 February 2023 - Minute 83

Liscard Neighbourhood Framework: An Integrated Masterplan – 22 November 2021, Minute 55