



Report of: Head of Leeds Building Services

Report to: Chief Officer Civic Enterprise Leeds

Date: 8th March 2021

Subject: DN228723: Demolition Services Framework Extension

Are specific electoral wards affected? If yes, name(s) of ward(s):	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Has consultation been carried out?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there implications for equality and diversity and cohesion and integration?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Will the decision be open for call-in?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the report contain confidential or exempt information? If relevant, access to information procedure rule number: Appendix number:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Summary

1. Main issues

- Leeds Building Services (LBS) currently have a framework agreement in place for demolition services to deliver specialist works across the city of Leeds. This framework agreement started on the 1st May 2018 for an initial period of 2 years until the 30th April 2020, with the option to extend for a further 2 x 12 months until the 30th April 2022.
- The initial term expired on 30th April 2020 and an extension for a further 12 months commencing 1st May 2020 was granted by the Director of Resources and Housing.
- The first framework extension is now due to expire on the 30th April 2021 and LBS are seeking to utilise the second 12 month extension period to extend the framework until 30th April 2022.
- Due to the impact of COVID-19 this year, planned work to procure a new demolition framework was delayed in order to prioritise works needed to help deal with the consequences of the pandemic. Awarding the second available extension will allow work to begin on procuring a new arrangement, which will be ready for April 2022.

2. Best Council Plan implications (see the [latest version of the Best Council Plan](#))

- The extension and resulting work will contribute to the Best Council Plan Objectives including:

- Growing the economy: Creating jobs, improving skills & promoting a vibrant City.
- Child-friendly city: Keeping children safe, supporting families, raising aspirations and educational attainment – the services are used to demolish old and dilapidated buildings that are deemed to be unfit for use.

3. Resource implications

- The proposed extension to this framework will maintain an efficient method of procuring and ensuring continuity of delivering this essential service. The rates covering the extension period will be based on historical tendered rates; if we were to retender on a case by case basis it will not only increase tendering costs, but will likely result in more costly works. Therefore, extending the framework for a further 12 months will ensure rates for demolition remain competitive, whilst work is being undertaken to procure a new competitive arrangement.
- Due to the specialist nature of this service, it is not delivered in house and is contracted externally through the framework. Therefore, extending the framework for a further 12 months will have no adverse impact on existing Leeds City Council workforce.

Recommendations

- a) The Chief Officer Civic Enterprise Leeds is recommended to approve the second available 12 month extension of the framework at an annual value of £2,000,000. The extension will cover the period between 1st May 2021 and 30th April 2022 with 3 contractors; A. Buckler Haulage Ltd, Demolition Services Ltd, and Frank O’Gara & Sons Ltd.

1. Purpose of this report

- 1.1 This report is to inform the Chief Officer Civic Enterprise Leeds of the requirement to extend the Demolition Services Framework. The extension will be for 12 months covering the period between 1st May 2021 and 30th April 2022.

2. Background information

- 2.1 Demolition services are essential for the removal of dangerous buildings which aids the creation of new developments. New developments will help make safe, strong communities and a child-friendly city which are both aims outlined in the Best Council Plan.
- 2.2 This framework for demolition services was awarded on 1st May 2018. The purpose of the framework is to provide LBS with access to competitive rates for demolition works. Work is allocated to contractors on the framework through mini-competitions, accessing quality and price on a job by job basis.

3. Main issues

- 3.1 The current demolition framework utilised by LBS is due to expire on the 30th April 2021.
- 3.2 During discussions, LBS have confirmed that the current framework agreement is working satisfactory and no better option has been identified which could be

procured in time prior to the expiry of this framework agreement to ensure there is no lapse in contract compliancy.

- 3.3 The 3 contractors with whom we are seeking approval to extend have been contacted to ascertain whether they would be willing to accept the extension on the basis of the original contract terms and conditions, call-off procedures, rates and pricing structures remaining the same during the extension period, and all 3 have formally responded to confirm they will accept the extension on these terms
- 3.4 The proposed extension to this existing framework agreement will allow LBS sufficient time to review this requirement to determine a suitable method to reprocur the requirement in line with the LBS Procurement Strategy approach which has been developed through consultation between Senior Procurement colleagues, and the Head of Leeds Building Services.
- 3.5 There will be no guarantee of any volume of works throughout the term of this framework extension.

4. Corporate considerations

4.1 Consultation and engagement

- 4.1.1 Consultation has taken place with the Head of LBS, Procurement and Commercial Services, and Civic Enterprise Leeds Senior Management Team, who are all in agreement with the recommendations in this report.
- 4.1.2 We have consulted the relevant Service Managers at LBS and agreed that implementing a 12 month extension is appropriate for this framework, alongside the option of a quotation process on Constructionline in the event that capacity on the existing framework is reached at any point.

4.2 Equality and diversity / cohesion and integration

- 4.2.1 Due consideration to Equality and Diversity/Cohesion and Integration (EDCI) was made during the procurement of the framework and the award of this framework. It is therefore not applicable to carry out an EDCI screening or impact assessment at this time as there will be no change to framework terms or conditions.

4.3 Council policies and the Best Council Plan

- 4.2.1 The extension and resulting work will contribute to the Best Council Plan Objectives including:
 - i. Growing the economy: Creating jobs, improving skills & promoting a vibrant city.
 - ii. Child-friendly city: Keeping children safe, supporting families, raising aspirations and educational attainment – the services are used to demolish old and dilapidated buildings that are deemed to be unfit for use.

Climate Emergency

- 4.3.1 Demolition services can help tackle climate change by the demolition and reduction of old, unsafe structures which have inefficient heating systems or use hazardous

materials (such as asbestos). These can be replaced with innovative, energy efficient, sustainable buildings that use renewable energy.

- 4.3.2 In addition, the contractors will ensure that dust and debris affecting air quality and noise pollution will be minimised where possible. Sustainable methods and materials will be employed where practicably possible.

4.4 Resources, procurement and value for money

- 4.4.1 The proposed extension to this framework will maintain an efficient method of procuring this essential service. The rates covering the extension period will be based on historical tendered rates, and if we were to retender on a case by case basis it will not only increase tendering costs, but will likely result in more costly works.

4.5 Legal implications, access to information, and call-in

- 4.5.1 This is a Significant Operational Decision, as a direct consequence of a previous Key Decision, which is not subject to call-in and there are no grounds for keeping the contents of this report confidential under the Access to Information Rules.
- 4.5.2 In making their final decision, the Chief Officer Civic Enterprise Leeds should be satisfied that implementing a 12 month extension for this framework agreement represents best value for the Council.

4.6 Risk management

- 4.6.1 The existing contractors have performed well and so the risk in extending the framework agreement is low.
- 4.6.2 Due diligence checks have been undertaken to ensure each of the 3 contractors recommended for extension remain financially sound.

5. Conclusions

- 5.1 The extension of this framework is vital to ensure uninterrupted access to demolition services and will provide sufficient time to re-procure the framework to replace the existing one in 12 months.
- 5.2 It is recommended that the extension of this framework agreement should be approved in order to allow LBS to retain external contractor support to continue providing demolition services to their clients, compliantly and on contract.

6. Recommendations

- 6.1 The Chief Officer Civic Enterprise Leeds is recommended to approve the second available 12 month extension of the framework at an annual value of £2,000,000. The extension will cover the period between 1st May 2021 and 30th April 2022 with 3 contractors; A. Buckler Haulage Ltd, Demolition Services Ltd, and Frank O'Gara & Sons Ltd.

7. Background documents¹

7.1 None.

¹ The background documents listed in this section are available to download from the council's website, unless they contain confidential or exempt information. The list of background documents does not include published works.