

Appointment of a specialist demolition consultant to advise on the proposed demolition of Large Panel System (Reema) residential tower blocks, Alderton Heights, Gipton Gates East and Gipton Gates West.

Date: 22/11/24

Report of: Chief Officer Asset Management and Regeneration.

Report to: Chief Officer Housing

Will the decision be open for call in? Yes No

Does the report contain confidential or exempt information? Yes No

Brief summary

The October 2022 Executive Board agreed the recommendation that the Large Panel System built (Reema) high-rise housing blocks at Alderton Heights, Gipton Gates East and Gipton Gates West should be safely demolished, creating clear sites for future housing development.

In September 2024, the Chief Officer Housing approved the appointment of a specialist demolition consultant to advise on the proposed demolition via a mini competition to take place using Lot 1 of the Fusion21 Framework.

This report seeks approval to appoint Ridge and Partners LLP as the specialist demolition consultant for Alderton Heights, Gipton Gate East and Gipton Gate West for the tendered sum as presented in Appendix 1 of the report, which has been identified as Exempt/Confidential under Access to Information Procedure Rules 10.4(3).

Recommendation

- a) The Chief Officer Housing is requested to approve the appointment of Ridge and Partners LLP as the specialist consultant to advise on the proposed demolition of the Alderton Heights, Gipton Gate East and Gipton Gate West residential tower blocks for the tendered sum as presented in Appendix 1 of the report, which has been identified as Exempt/Confidential under Access to Information Procedure Rules 10.4(3).

What is this report about?

- 1 This report is a consequence of a Key Decision made at the October 2022 Executive Board.
- 2 The October 2022 Executive Board authorised that the Large Panel System built (Reema) high-rise housing blocks at Gipton Gates East and West, and at Alderton Heights should be safely demolished, creating clear sites for future housing development.
- 3 The residents of Gipton Gates East and West and Alderton Heights are currently being re-housed with vacant possession expected July 2025 for Gipton Gates East and West, and October 2025 for Alderton Heights.
- 4 Before procurement of a demolition contractor can begin, a safe method of demolishing each high-rise housing block that has regard to local circumstances must be produced. The proposed demolition methodology for each tower block will provide the required works and site Information for inclusion in the tender documentation to be issued to contractors bidding for the demolition works.
- 5 The retained consultant will be tasked with providing all services to develop the demolition methodology works and site Information comprising of, but not limited to, commissioning all necessary surveys, utility disconnections, specialist consultants (planning, transport etc.), structural analysis, demolition specification/employers requirements documentation, Principal Designer service (Construction Design Management Regulations), advice on contractor procurement/frameworks and tender appraisal content, tender appraisal support, validation of contractor Risk Assessment and Method Statements, Health & Safety and contractors proposals and post contract award project management/contract administration.
- 6 In September 2024, the Chief Officer Housing approved the procurement strategy for the appointment of a specialist demolition consultant to advise on the proposed demolition of a number of Large Panel System (Reema) residential tower blocks.
- 7 The approval of the procurement strategy enabled a mini competition to take place using Lot 1 of the Fusion21 Framework to procure a specialist demolition consultant to prepare amongst other things technical designs and specifications for the demolition works for each tower block, to provide technical advice, monitor and supervise the demolition works on site. The report also approved the evaluation methodology to be applied, a quality/price separated approach.
- 8 The tender documentation for the appointment of the consultant was published on YORtender on 19th September 2024 and the closing date for receipt of tenders was 24th October 2024.
- 9 Tender documentation was issued to four consultants and one to one information sessions were offered during the tender period.
- 10 Tenders were received from three consultants. One consultant withdrew from the tender process with no reason given.
- 11 The contract is being procured through Lot 1 of the Fusion 21 Framework and the evaluation criteria used to assess tender submissions was a quality/price separated approach, whereby only those bidders that meet the quality threshold set out in the tender documentation would have their price submission evaluated. Thereafter, the consultant submitting the lowest price would be selected as the consultant to undertake the commission.
- 12 The Quality Evaluation Team comprised of an Executive Manager (City Development), a Project Manager (City Development) a Technical Services Manager, Asset Management (Housing), a Capital Programme Manager, Asset Management (Housing) and a Project Officer, (City Development).
- 13 At completion of the quality evaluation of the tender submissions, 1no. bidders failed to meet the minimum score threshold of 500 points, and 1no. bidder, although above the overall

minimum score threshold of 500 points, failed to meet the minimum required points on Quality Criteria 2. Both bidders were marked as non-compliant and not evaluated on their price.

- 14 The Housing Quantity Surveyor has undertaken a financial review of the 1no compliant bid that met the minimum score threshold. Following review, benchmarking the price against previous schemes as well as other available information, the tender from Ridge and Partners LLP is considered to offer value for money for a comprehensive service and should be appointed as the specialist demolition consultant.
- 15 On the basis of the quality/price separated evaluation undertaken, it is proposed to award the contract to Ridge and Partners LLP as the specialist demolition consultant for Alderton Heights, Gipton Gate East and Gipton Gate West for the tendered sum detailed in Appendix 1 of the report which provides a summary of the tender evaluation process, the content of which is Exempt/Confidential under Access to information Procedure Rules 10.4(3).
- 16 It is anticipated that the contract will commence in January 2025 and will continue until demolition completion which has a programme estimation end date of July 2027.

What impact will this proposal have?

- 17 The appointment of a demolition consultant will ensure the works and site information required to form part of the tender documentation for the appointment of a demolition contractor is comprehensive and produced in full to enable a valid Invitation To Tender to be issued.
- 18 Working to empty and then demolish these tower blocks will enable the Council to replace the existing housing stock that has exceeded its design life, with new modern, energy efficient quality housing in buildings with a 60+ year life expectancy.

How does this proposal impact the three pillars of the Best City Ambition?

Health and Wellbeing

Inclusive Growth

Zero Carbon

- 19 Health and wellbeing. Given the known investment needs of these blocks, for many residents a new home will have a positive impact on their health and wellbeing. For example, a number of residents are living in flats which are not meeting expectations for quality homes, and others where a housing priority will enable them to move more swiftly into a property more suited to changed needs.
- 20 In 2023 Leeds became a Marmot City seeking to strengthen shared commitments to reduce health inequalities, with housing identified as a priority area. The proposal to demolish the blocks supports that a Marmot City works to reduce health inequalities by addressing issues with poor quality, inefficient housing and helping to reduce fuel poverty.
- 21 The proposed demolition works will support Inclusive Growth through the provision of direct employment and training opportunities.
- 22 During the demolition works on site, the contractor will be required to minimise and report total carbon dioxide emissions from the demolition process i.e., setting targets for site energy consumption and where relevant litres of fuel used as well as potable water consumption arising from the use of plant, equipment and site accommodation. Targets for minimising transportation movements and impacts resulting from the delivery of materials to or from site, including demolition waste to disposal, processing or recovery centres will also be set.

What consultation and engagement has taken place?

Wards affected: Alderton Heights - Alwoodley. Gipton Gates East and West - Gipton and Harehills

Have ward members been consulted? Yes No

- 23 Whilst Ward Members and the Executive Member for Housing are regularly briefed on the progress for the demolition of each of the tower blocks, the Chief Officer Housing should note that they have not been briefed specifically on the proposed appointment of the demolition consultant.
- 24 PACS has been consulted and is supportive of the recommendations contained in the report.

What are the resource implications?

- 25 The competitively tendered sum for the proposed consultant appointment is detailed in Appendix 1 of the report which is Confidential/Exempt under Access to Information Procedure Rules 10.4(3).
- 26 The fee payable to Ridge and Partners LLP for the consultancy works will be funded from existing Capital Schemes No. 32034/ALE, 32034/GIE and 32034/GIW.

What are the key risks and how are they being managed?

- 27 The work to be undertaken by the demolition consultant is essential to ensure the timely demolition of the blocks once vacant possession has been achieved, reducing the opportunity for vandalism and anti-social behaviour, with consequential cost implications to the Council.
- 28 There is a risk that a delay in appointing a demolition consultant may be interpreted at a telecoms mast Code Tribunal that LCC are not intending to start demolition at the point of vacant possession. There is a risk that the Tribunal may extend the lease of the current telecoms tenants therefore preventing demolition for potentially an additional five years.

What are the legal implications?

- 29 The recommendation contained in the report is a Publishable Administrative Decision and is not subject to Call In.
- 30 This procurement has been undertaken in compliance with the Council's CPRs. The tender has been evaluated in accordance with the evaluation criteria set out in the tender documents.
- 31 The information in Appendix 1 of this report has been identified as exempt/confidential under the Access to Information Rules 10.4 (3). The public interest in maintaining the exemption in relation to the confidential appendix outweighs the public interest in disclosing the information and financial details which, if disclosed would adversely affect the business of the Council and the business affairs of a number of individual companies.

Options, timescales and measuring success

What other options were considered?

- 32 One to one negotiation with the demolition consultant appointed for the Highways and a direct call off from an established framework were considered. These options were both discounted as they would likely not result in value for money as there would be no market competition.

How will success be measured?

33 A consultant with the required experience will be appointed in accordance with the programme for the demolition of the high-rise tower blocks and whose tender submission is within budget.

What is the timetable and who will be responsible for implementation?

34 Contract Award December 2024

35 Demolition Notification Application (Planning Permission) Submission January 2025

36 Surveys and Demolition Methodology Complete June 2025

37 The Chief Officer Housing will be responsible for implementing the recommendations in the report.

Appendices

- Appendix 1 - Tender Analysis Report Demo Consultant - Confidential FINAL.docx

Background Documents

[Council and democracy](#)

[Council and democracy](#)