

Report for: ACTION
Item Number:

Contains Confidential or Exempt Information	YES (Part) Appendix B contains Exempt Information by virtue of Paragraph 3 of Schedule 12A to the Local Government Act 1972
Title	Demolition of Gurnell Leisure Centre Award of Works Contract
Responsible Officer	Adam Whalley, Assistant Director Capital Investment Programme, Ext. 9420, E-mail: whalleya@ealing.gov.uk
Author	Richard Sims, Ext. 9807, E-mail: simsr@ealing.gov.uk
Portfolio	Councillor Knewstub, Cabinet Member for Thriving Communities
For Consideration By	Key Officer Decision – Peter George, Strategic Director for Economy and Sustainability.
Date to be Considered	16 May 2024
Implementation Date if Not Called In	29 May 2024
Affected Wards	All
Keywords/Index	Gurnell; Leisure Centre; Demolition.

Purpose of Report:

To obtain authority to award a contract for the demolition of the existing Gurnell Leisure Centre, in accordance with the decision to proceed with the project by Cabinet dated 22 February 2023.

- 1. Recommendations**
It is recommended that the Strategic Director for Economy and Sustainability:
 - 1.1 Awards a contract in the sum of £656,767 to Tilley & Barratt for the demolition of the existing Gurnell Leisure Centre, to be funded from the budget approved by Cabinet on the 22 February 2024.
- 2. Reason for Decision and Options Considered**
Context
 - 2.1 The decision is required to enable the Council to progress with the redevelopment of the existing Gurnell site, to include construction of a new leisure centre, external works and enabling residential development.

2.2 Cabinet, on the 22 February 2023, authorised the Strategic Director of Economy and Sustainability to take all steps to arrange for demolition of the building, including securing any necessary consents and undertaking a tender process to appoint a demolition contractor and to award a contract and instruct demolition works to proceed.

Procurement process

2.4 Five contractors submitted tenders for the demolition contract. These were assessed on the grounds of price (70%), quality (25%) and social value (5%). On the basis of this assessment, Tilley and Barrett were successful. They came in at the lowest price and also scored highly against the quality criteria (additional information provided under Appendix B, page 7). Finally, Tilley and Barrett scored highest under the social value category. The social value commitments include but are not limited to 2-week paid work experience placement for borough residents, participation and attendance at careers fairs across London Borough of Ealing schools or further education institutes and the continued use of a local supplier for the majority of the project term.

3. Key Implications

3.1 Competitive tenders were sought for demolition of the existing Gurnell Leisure Centre. The tenders were evaluated by the Council's external project management team, under guidance of the Projects Delivery Unit, on the basis of the most economically advantageous to the Council, using an Evaluation Matrix in a format approved by the Council's Commercial Hub. Tilley & Barratt submitted the most economically advantageous tender to the Council as set out in Appendix A. The tender evaluation report is included in Confidential Appendix B.

4. Financial

4.1 A schedule of costs for the Gurnell demolition project is contained in Appendix A. The total cost of the works is estimated at £0.889m which will be funded from the budget approved by Cabinet in February 2024.

4.2 The contract will be managed by the Council's external project managers under direction of its Projects Delivery Unit (PDU).

5. Legal

5.1 The proposed contract has been tendered and is being let in accordance with the Council's Contract Procedure Rules and the Public Contract Regulations 2015 (as amended) as applicable.

5.2 When making any decision the Council must act in accordance with its statutory obligations always acting reasonably.

6. Value For Money

Competitive tenders were sought for Gurnell demolition project. The Council's external project managers and Projects Delivery Unit evaluated the tenders in accordance with the evaluation criteria. The tender as submitted by Tilley & Barratt. Limited has been fully examined by the Council's Projects Delivery Unit and has been evaluated as the top scoring tender.

7. Sustainability Impact Appraisal

The proposals will include an assessment of the impact on sustainability as outlined within the Council's procurement policies.

8. Risk Management

There are established processes for managing Capital projects and risks are identified as part of the project management process. A Risk Register will be prepared for the project, and this will be updated and managed until completion of the project.

9. Community Safety

The empty building attracts anti-social behaviour which has worsened as the building appearance continues to deteriorate. This behaviour will not be possible once the building is demolished.

10. Links to the 3 Priorities for the Borough

The project is linked to 'Tackling the Climate Crisis' and 'Creating Good Jobs' priorities.

The award of this contract will support the creation of good jobs within the borough. Through delivering on their social value commitments Tilley and Barrett will support:

- a) Indirect job creation – by making use of local suppliers for 66% of the project term.
- b) Further education and career development by providing a 2-week paid work experience placement for a borough resident and actively participating and attending careers fairs in local schools or further education institutions.

The award of this contract will support a proactive approach to material reuse and reclamation during the demolition process. In line with London Plan standards, the demolition process will target over 95% of the material being diverted from landfill. In aid of meeting this target, Tilley and Barrett will work with strategic partners to assess the potential for reclamation / reselling material. In addition, the contractor has been instructed to retain the existing concrete cladding on the building, which will be re-used in the new leisure centre, illustrating an exemplary approach to material re-use.

11. Equalities, Human Rights and Community Cohesion

An Equalities Analysis Assessment has been produced for the wider project and is appended to this report.

12. Staffing/Workforce and Accommodation implications:

None.

13. Property and Assets

This report deals with Leisure & Cultural Services property and assets.

14. Any other implications:

None.

15. Consultation

Extensive consultations were carried out with the public via the project sounding board and also as part of the pre planning and statutory planning consultation process. Consultation has also taken place with the Portfolio Holder and with the wider sports and leisure community.

16. Appendices

- A. Financial Implications
- B. Tender Evaluation Report (Confidential Appendix)
- C. Equalities Analysis Assessment

17. Background Information

Reports to Cabinet in February 2023 and February 2024, which are available on the Council's website at:

[February 2023](#)

[February 2024](#)

Consultation

Name of consultee	Post held	Date sent to consultee	Date response received	Comments appear in paragraph:
Internal				
Cllr. Polly Knewstub	Portfolio Holder, Thriving Communities	18/04/24	24/04/2024	None
Peter George	Strategic Director, Economy & Sustainability	18/04/24	18/04/2024	Throughout
Adam Whalley	Assistant Director, Capital Investment Programme	18/04/24	18/04/2024	Throughout
Assaf Chaudry	Lawyer, Contracts	18/04/24	25/04/2024	Throughout
Emily Hill	Strategic Director for Resources	18/04/2024	22/04/2024	Throughout

Report History

Decision type:	Urgency item?
KOD	No
Report no.:	Report author and contact for queries:
	Richard Sims, Head of Projects Delivery Unit; Ext. 9807