



Report for:	Cabinet
Date of meeting:	19th September 2017
Part:	1
If Part II, reason:	The Tender Report (Appendix 1) is a Part 2 document as the report contains information relating to the financial or business affairs of particular persons.(LGA 1972, Part VA, Schedule 12A, Part 1, paragraph 3).

Title of report:	Demolition of the Civic Centre
Contact:	Cllr. Graeme Elliott Portfolio Holder for Finance and Resources. Author/Responsible Officers: Nicholas Brown, Group Manager (Commercial Assets and Property Development) David Skinner, Assistant Director (Finance and Resources)
Purpose of report:	For Cabinet to review and approve the award of the contract for the demolition of the former Civic Centre to enable redevelopment of the site.
Recommendations	That Cabinet approve the award of the contract for the demolition of the Civic Centre to the contractor named in paragraph 6 of Appendix 1 Tender Report for the contract sum as set out in paragraph 5.
Corporate Objectives:	Affordable Housing: -To enable the development of the site including an element of affordable housing. Regeneration: - Drive value from Council-owned assets. Safe and Clean Environment: - Maintain a clean and safe environment. Dacorum Delivers: - To use DBC assets more effectively.

	<p>- To generate financial efficiency by removing the liability for business rates.</p>
<p>Implications:</p>	<p><u>Financial</u></p> <p>Demolition will enable the payment of non domestic rates to be concluded. The rateable value of the premises is £330,000pa and the rates payable are £171,177 pa.</p> <p>Amounts payable for utilities and building management can be terminated.</p> <p>Demolition of the Civic Centre will enable redevelopment of the site. This will generate a capital receipt or income stream for the Council.</p>
<p>Value For Money Implications</p>	<p><u>Value for Money</u></p> <p>The exercise has been tendered in line with the Council's Commissioning & Procurement Standing Orders. Responses to the tender request have been received and evaluated according to the weightings supplied with the documentation issued.</p>
<p>Risk Implications</p>	<p>There is a risk that the demolition will not be completed. This is considered to be low.</p> <p>There is a risk of damage to the local electricity power main. UKPN have two substations within the demolition area. These cannot be switched off as they serve neighbouring premises as well as the local Affinity Water potable water pumping plant. DBC have employed external Consultants who are aware of the matter and preservation of the substations and pumping equipment has been included in the tender specification.</p> <p>Affinity Water has extraction boreholes for potable water near the demolition area. The company assess the likelihood of contamination of the water supply during demolition to be low.</p> <p>Both UKPN and Affinity Water have been notified of the intention to demolish and their specialist input sought.</p>
<p>Health And Safety Implications</p>	<p>The premises contain large quantities of asbestos. These have been located and identified in an Asbestos Demolition Survey submitted in June 2017. All asbestos will be removed by a licensed contractor in accordance with the Control of Asbestos Regulations 2012 prior to the physical demolition of the property</p> <p>We have notified UKPN and Affinity Water of our intention to demolish the property as required by building control.</p> <p>Risk Assessments and Method Statements have been sought</p>

	<p>from contractors during the tender phase and these have been assessed by third party Consultants as well as DBC Staff as part of the tender scoring mechanism.</p> <p>Structural Engineers have been appointed by the Council to assess the stability of the ground between the Marlowes Roadway and the underground car park of the Civic Centre during demolition.</p>
Monitoring Officer/S.151 Officer Comments	<p>Monitoring Officer:</p> <p>The award of contract follows a procurement process carried out in accordance with the Council's Commissioning and Procurement Standing Orders.</p> <p>Officers must ensure that an appropriate works contract is completed prior to commencement of demolition.</p> <p>Deputy S.151 Officer</p> <p>The award of the contract can be met from within existing approved budgets.</p>
Consultees:	<p>The following stakeholders have been consulted:</p> <ul style="list-style-type: none"> • James Deane, Corporate Director (Finance and Operations) • Ben Hosier, Group Manager – (Procurement, Commissioning and Compliance) • Anthony Moore (Building Services Team Leader) • Nikolas Soritiadis (Building Control Officer) • Adriana Livingstone (Estates and Valuation Team Leader) • Edward Eastham, (Affinity Water Project Manager Sustainability Reductions Programme) • UKPN disconnections notification mailbox
Background papers:	Tender report attached (Part II)

Background

1. The former Civic Offices comprise approximately 4,627m² of office space on a site of 1 hectare (2.4 acres). The property was constructed in 1964 and is now no longer in use following the creation of a new civic hub at The Forum in January 2017.
2. It is proposed to redevelop the site of the former Civic Centre within the short to medium term. It is therefore necessary to demolish the existing buildings to achieve this aim.

The Property

3. The property comprises a traditionally constructed reinforced concrete building with decorative infill panels built on piled foundations. The structure is principally three storeys in height on a sloping site and has a flat asphalt roof. The building contains two lift shafts, and has a concrete bunker below ground. The building contains gas electricity and water services. All the services have been disconnected and the site has been secured with Heras fencing to prevent intruders entering the property.
4. We are seeking permission to demolish the property so that the regeneration of the site can be progressed. The most likely use of cleared site will be for housing and investigations in this regard are in hand. Agenda item CA/53/17 presented to Cabinet in May 2017 refers to further work required to approve further financial modelling and legal investigation for the Council to set up a Development Company to build housing on the site.

Preparatory Works

5. A specialist consultant (C&D Demolition) has been engaged to advise on process and to ensure that areas of concern, such as the treatment of asbestos, the correct compliance with demolition procedures and the appropriate treatment of mains services have been addressed.
6. A demolition survey has taken place within the property by RSK Building Services and was reported in June 2017. This has revealed the presence of large quantities of asbestos on the site. This will need to be removed prior to the physical demolition of the structure in accordance with the Control of Asbestos Regulations 2012.
7. UKPN who own the mains cables, high voltage electrical equipment, step down transformers and switchgear on site, has been informed of our intention to demolish the buildings. Their attendance has been requested to advise on the correct method of demolishing around the two substations on site. These will need to remain active throughout and beyond the demolition works as they supply neighbouring properties.
8. Affinity Water has been informed of our intention to demolish. They have four water extraction boreholes close to the demolition area supplying potable water to the public. This supply will need to be maintained during demolition.
9. Building Control staff have been consulted to ensure that we have undertaken the correct and protocols processes to enable us to demolish the buildings in accordance with Planning requirements.

Timescale

10. Including the removal of asbestos demolition is scheduled to be completed within a nine month timeframe. This allows for contingencies during the process of works.
11. Upon award of contract the contractor will be responsible for the security of the site to ensure no unauthorised access.

Cost

12. Based on initial feasibility assessments a budget sum of £1.5m was put aside for the exercise.