

**RECORD OF DECISION TAKEN UNDER  
DELEGATED AUTHORITY FROM  
EXECUTIVE/COUNCIL/COMMITTEE   
DELEGATED POWERS OUTLINED IN  
THE CONSTITUTION**



<b>DELEGATED OFFICER DECISION TAKEN BY:</b>	Growth Programme Director
<b>DELEGATED BY:</b>	Council 26/02/2024
<b>IN CONSULTATION WITH:</b>	Choose an item.
<b>PORTFOLIO AREA:</b>	Growth & Development

**SUBJECT: Procurement strategy for the appointment of contractors to demolish surplus leisure buildings at Shadsworth and Daisyfield in Blackburn.**

**1. DECISION**

In consultation with the Deputy Director Legal & Governance, to approve the proposed procurement strategy for the appointment of contractors to demolish the former Shadsworth Leisure Centre

**2. REASON FOR DECISION**

The Council has declared the former leisure centres at Shadsworth and Daisyfield as surplus to requirements and therefore to reduce ongoing costs and liabilities to the Council of retaining the vacant buildings the Council intends to proceed with demolition to clear the site for future development. A procurement strategy has been prepared to enable officers to proceed to issue tenders for the demolition works, the details of which are outlined below.

**3. BACKGROUND**

The Council has declared the former leisure centres at Shadsworth and Daisyfield as surplus to requirements and is preparing tender documents for the demolition of the former leisure centres, with the plan to demolish the former Shadsworth Leisure Centre during summer 2024 and the former Daisyfield Leisure Centre later in the year. Both former leisure centres will be demolished during the year 2024/25.

The demolition works include demolition of the building, asbestos removal (if present), infilling of voids, grubbing up of foundations, disconnection of services, external works to secure the site and any party wall works.

Tender for each leisure centre will be advertised as an open tender in line with the Council's constitution and the Public Contracts Regulations 2015.

There are sufficient organisations in the market, including local companies, who can respond to the invitation to tender and are large enough to meet our requirements for both sites.

Tender for Shadsworth Leisure Centre will be evaluated on 60% Price, 25% Quality and 15% Social Value

The Tender process will facilitate the appointment of a suitably experienced demolition contractor.

The Tender process for Daisyfield Leisure Centre will follow a similar process to that of Shadsworth Leisure Centre.

#### **4. KEY ISSUES AND RISKS**

Both buildings are vacant with a high risk of vandalism and can attract anti-social behaviour and as such both buildings are programmed for demolition building to be demolished in the 2024/25 financial year.

#### **5. FINANCIAL IMPLICATIONS**

The Council approved at Finance Council in February 2024 a capital budget of £1.5m to cover the demolition costs for both former leisure centres.

Both Tenders will be competitively tendered in line with the Council's constitution and the Public Contracts Regulations 2015 and shall ensure the Council receives the most economical advantageous price.

#### **6. LEGAL IMPLICATIONS**

The invitation to tender for both centres will be advertised individually through the Chest as an open tender in line with the Public Contracts Regulations 2015 with the procurement process managed by the Legal and Contracts Team with the successful contractors appointed using a JCT form of contract.

#### **7. RESOURCE IMPLICATIONS**

None with this report.

#### **8. OPTIONS CONSIDERED AND REJECTED**

Given the estimated demolition works will be in excess of £500,000 for each building then the formal tender route is proposed as the most economical advantageous route and aligns with the programmed timescales. Other routes including frameworks were considered and rejected given the benefits of a formal tender route and one which all demolition contractors are familiar with.

#### **9. CONSULTATIONS**

The consultation process included hosting an open public meeting and making available a customer questionnaire to enable users and non-users to provide feedback and make suggestions about the future of Shadsworth Leisure Centre.

#### **10. DECLARATION OF INTEREST**

All Declarations of Interest of the officer with delegation and any Member who has been consulted, and note of any dispensation granted should be recorded below:

<b>VERSION:</b>	<b>1</b>
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<b>CONTACT OFFICER:</b>	Lisa King, Project Manager, Growth & Development
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<b>DATE:</b>	20/03/2024
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<b>BACKGROUND DOCUMENTS:</b>	Finance Council 26/02/2024
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