

Award of demolition contract at Former Paddock House care home, Wellington Road, Eye IP23 7BE to Grantham Industries'

Introduction

1. Mid-Suffolk District Council purchased Paddock House, a former residential care home and bungalow from Suffolk County Council in 2016.
2. The site was submitted for planning on behalf of the Council and granted full planning approval in July 2020. The site is 0.4ha and has been granted planning permission for 16 affordable dwellings, a mix of 1 bedroom flats, and 2 and 3 bedroom houses. Six of the affordable homes will be for Affordable Rent Tenure and allocated to households in housing need through 'Gateway to Homechoice' – the Choice Based Lettings System. Ten of the properties will be delivered as shared ownership (part buy, part rent) enabling people to move into home ownership.

Development of site

3. The development of the site will consist of 3 stages
 - Demolition of existing buildings, outbuildings and hardstanding
 - Archaeological investigations
 - Delivery of residential development and associated works as per the planning permission
4. The development will be carried out through the Council's development partner – Icení Homes on behalf of Mid-Suffolk District Council. A pre-commencement planning condition requires archaeological investigations to be carried out prior to demolition, but following subsequent discussions with Suffolk County Council it was agreed that demolition could proceed on the basis that it was down to ground floor level, with anything below ground remaining in situ and undisturbed. Clearance of the site will enable archaeological investigations to progress unhindered.
5. A main contractor has not yet been procured for the residential development, and the tender process for a Contractor will proceed following the award of the demolition contract.

Award of demolition contract

6. The demolition works package comprises of asbestos removal, demolition of existing buildings including outbuildings, hardstanding and some trees on the site. Works also include the installation of a heras fence to retain a divide between the development site and the public garden to the south of the site.
7. A two stage process for the demolition contractor was co-ordinated by the Council's Commissioning and Procurement Team.

8. The first stage consisted of a Pre-Qualification tender pack issued via the Council's Suffolk Source E-tendering system in December 2020. This allowed contractors interested in progressing to the second stage to submit their qualitative responses for evaluation. The first stage was marked on qualitative responses only. The return date for qualification was January 2021 and twelve contractors submitted and were reviewed and scored following confirmation of compliance with the Council's mandatory checks. The top five were selected to progress through to the second stage price tender.
9. The second stage was tendered on a price only as set out in the original Invitation to Tender. The Contractors were asked to provide a price based on an 8 week programme with the option to offer an alternative price based on a reduced programme. The Contractors were given the opportunity to visit the site and the return for tenders was February 2021.
10. The tenders were reviewed, and a tender report was issued by Richard Utting Associates on behalf of the Council. The report recommended that the demolition contract should be awarded to Grantham Industries'.

Recommendation

11. Award of demolition contract to Grantham Industries for the former Paddock House care home site at Wellington Road, Eye IP23 7BE