

DEMOLITION OF BURGESS HILL LIBRARY

REPORT OF: HEAD OF CORPORATE RESOURCES
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Wards Affected: All
Key Decision: No
Report to: Cabinet – Monday 14th September 2020.

Purpose of Report

1. To set out the case and arrangements for the demolition of the redundant and empty building that housed Burgess Hill Library.

Recommendations

2. **Cabinet is recommended to:**
 - (i) **Agree the proposal to demolish the redundant building;**
 - (ii) **Agree to award the demolition contract to Contractor B, the form of contract proposed to be JCT**
 - (iii) **Recommend to Council that the Capital Programme be amended in the sum set out within the report, to be financed from the Capital Receipts Reserve.**
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Background

3. Burgess Hill Library relocated to a new unit within the town centre and opened in December 2019. Whilst closed due to Covid restrictions, it has quickly established itself as a popular and well used facility that makes the most of its town centre location.
4. The building remains and is clearly now redundant. The construction and demolition industry is now back at work post lockdown and the demolition of this building can proceed as previously agreed in principle at a previous meeting of Cabinet.
5. Officers have worked with specialist advisors, Gardiner and Theobald (G&T), to develop a project plan, tender for contractors and advise on all aspects of this demolition.
6. We have worked on the basis of de-risking the project as much as possible through pre-contract intrusive surveys and transferring as much remaining risk as possible to the contractor, with a view to obtaining a fixed price for the works and minimising the possibility of cost over-runs.
7. The specification for the works also covers the reinstatement of a hard surface to the entirety of the site where the Martlets Hall stood and the footprint of the library building. This base course layer will mean the site is left safe, clean and tidy and will enable other uses such as informal car parking, pedestrian traffic etc to take place.
8. Longer term, the whole area will form part of the town centre regeneration project and will be subsumed into those works.

Detail

9. A report has been provided by G&T, included within the exempt Appendix B. This sets out the scope of works, a timeline for those works, and the results of the tendering exercise
10. The contractor to offer the best combination of price and quality is Contractor B. They are also a local firm, which, while not part of the procurement criteria and therefore incidental to the choice, is helpful to the local economy.
11. Contract oversight and management will be the responsibility of G&T for which they are contracted themselves. Their ultimate client is the author of this report.
12. Although risk is minimised, with projects of this nature some risk remains with the Council. The building however is relatively simple in construction and G & T have advised that a contingency of £25k should be included to take account of this residual risk.
13. Whilst no separate planning permission is required to demolish this building, planning conditions require an ecological survey to be undertaken prior to demolition. The findings of this report may impact upon the proposed programme, depending on whether any mitigation measures are required prior to the start of the works.
14. Members will note that the project is timetabled to start in October, with a duration of 6 weeks.

Project Costs

15. The fixed costs of demolishing the redundant building are set out within the table below:

Contractor	Role	Cost
Gardiner and Theobald	Project manager and cost consultant	£16k
To be appointed	Health and Safety Consultant	£5k (estim)
To be appointed	Ecological Survey	£1.5k (estim)
B	Main contractor	£92.5k
	Contingency	£25k
	Total	£140k

16. On the basis that this project improves the Council's landholding, it will be possible to fund this expenditure from the Capital Receipts Reserve. We are expecting two such receipts within the financial year, totalling just over £2m.
17. Whilst some £1.2m is to be set aside to fund the purchase of Temporary Accommodation, this does leave the balance to be applied against this project.
18. In the event that neither of these transactions complete (and one is contractually due in the sum of £1.25m by mid October), the General Reserve has adequate headroom to finance the project.

Policy Context

19. Demolition of the redundant library building will be consistent with the Economic Development strategy.

Other Options Considered

20. None. It is not economically viable, or safe, to leave a derelict building standing in a town centre location.

Financial Implications

21. These are as set out within the report.

Risk Management Implications

22. These are as set out within the report. The project has been de-risked as much as possible and where possible residual risk transferred to the contractor through their quote, which the contractor has accepted and priced accordingly. Some risk remains with the Council however and a contingency has been included to take account of this.

Equality and Customer Service Implications

23. None.

Other Material Implications

24. None.

Background Papers

None.