



DECISION RECORD

Service Reference Number	MP&I-2025-062
Decision Maker Gill Osgerby, Interim Assistant Director Major Projects & Infrastructure	
Delegated Authority Officer exercising delegated powers pursuant to paragraph 18.1, Part B of the Council's constitution.	
<p>Decision: To award S Voase Builders Limited (Registered Address: Fretwells Business Park, Oslo Road, Hull, North Humberside, HU7 0YN, Company Number 03439914), the contract to deliver the partial demolition and remediation of the Dock House, St. Peter's Street, Hull.</p> <p>The value of the contract shall be £53,925.07 and shall be undertaken as an NEC4 Engineering and Construction Short Contract (ECSC).</p> <p>A risk allowance of 15% to a maximum value of £8,000 net is to be considered on top of the contract value should unexpected issues arise. Should the risk pot not be utilised it will be released back to the East Bank cost centre.</p> <p>The contract is anticipated to run from 31st March 2025 for approximately 6 weeks.</p>	
<p>Reasons for the Decision: The Council owned Dock House building lies within the East Bank development area and is currently vacant, in very poor condition, presents a health and safety risk, and is largely unsuitable for conversion and reuse as part of the wider regeneration scheme. Decision MPCP-2024-125 considered a range of options relating to the future of Dock House and decided to undertake partial demolition leaving the locally listed Lock Keeper's Cottage in situ.</p> <p>Following Minute 27, of Cabinet Meeting 24 July 2023, and decision MPCP-2024-125, procurement activity in accordance with corporate procurement procedures was undertaken to appoint a contractor to undertake the partial demolition and subsequent making good of the Dock House.</p> <p>A mini-competition was undertaken via the YORBuild 3 Framework reference 94966 with an evaluation criteria set as 70% price, 30% quality.</p> <p>The works are to be funded from the Levelling Up Partnership funding allocated to East Bank Urban Village for site enabling works.</p>	

The mini-competition gained six submissions, with S Voase Builders Limited (submission 5) achieving the highest score of 91.6%.

The other submissions scored as follows:

Submission 1 scored 66.28%

Submission 2 scored 65.3%

Submission 3 scored 57.22%

Submission 4 scored 54.35%

Submission 6 scored 83.84%

The works will be funded from the East Bank Levelling Up Partnership grant.

Nature of Decision:

Non-Key

Exemptions

Is the accompanying formal report (or other documentation where applicable) exempt?

Yes

Reason the other documentation is exempt:

The decision record is not exempt; however, the supporting documentation, Appendix 1 is exempt from publication because it contains information relating to the financial or business affairs of any particular person (including the authority holding that information). Namely the details of tenders submitted to the authority through the tender process and the public interest in maintaining confidentiality outweighs the public interest in publication, as publishing the details of bids which were submitted in confidence is likely to discourage bidders from tendering in the future.

Appendix 1 details the Tender Report.

Background and Supporting Information:

Dock House is a Council owned building and previously provided a 20-bed hostel operated by Humbercare. After a series of option appraisals, the contracted service was decommissioned in 2020 and provisions were made available elsewhere in the City. Surrender of the lease has been completed.

The present condition of the vacant buildings is extremely poor, and no longer fit for purpose for services provided by the Council, or by any other external service providers. The buildings present a health and safety risk, and there have been reports of unauthorised access. Gas and electricity services to the buildings have been disconnected.

The costs of maintaining the vacant buildings is £27,000 per annum to the Council. This includes security, management, and clearance fees of £2000pcm and maintenance costs of approximately £3000 per year.

Decision Record MPCP-2024-125 gave three options for consideration. It was decided that a demolition of the modern dock house extensions should be undertaken, followed by making good of the retained former locally listed Lock Keeper's Cottage.

The Cabinet Decision (minute 27a viii of 24th July 2023 refers) relates to City Centre Sites Development & Procurement options, which gave delegated authority to the Assistant

Director Major Projects, Culture and Place (now Interim Assistant Director of Major Projects & Infrastructure) to facilitate site preparations for the East Bank scheme.

A Lead Developer Partner has now been appointed for the East Bank Urban Village and therefore site preparations should now begin in earnest to enable the development. The Lead Developer Partner is in support of the demolition of the modern extensions.

Equalities Impact Information: Does the decision have relevance to equality or affect any group with protected characteristics?

There are no negative impacts on groups with protected characteristics.

There is opportunity for positive impact.

Partial Demolition of Dock House, whilst retaining the locally listed Lock Keeper's Cottage would have positive impact on the Public (including those with protected characteristics) through improving safety of the site.

The works also bring forward opportunities for prospective developers to bring the locally listed Lock Keeper's Cottage back into use as part of the wider scheme which will deliver a wide range of housing, commercial units and public spaces. The scheme will provide employment opportunities as well as affordable housing and accessible facilities.

Retaining the Heritage Asset of the former Lock Keeper's Cottage provides opportunity for the developer to tell the history of the site, and activities on the River Hull, and into Victoria Dock.

Whilst Dock House was used to provide services to tackle homelessness and others in need, these services ceased to be delivered from the site in 2020 and are delivered elsewhere in the city.

There is no negative impact from the demolition.

YES

Contact Officer: Aidan Lesser-Moor, Capital Programme Manager

Chief Officer Comments

Comments of the Assistant Director of Legal Services and Governance (Monitoring Officer)

The use of the YORBuild 3 Framework is compliant with both the Council's Contract Procedure Rules as well as the Public Contracts Regulations 2015 which govern the use of call-offs from this Framework. A competitive tender procedure has been undertaken in accordance with the terms of the framework which has determined that the successful tenderer is the most economically advantageous tender and therefore the Council can be

satisfied it has obtained Best Value in accordance with its duty under the Local Government Act 1999. [BP]

Comments of the Director of Finance and Transformation (Section 151 Officer)

The Section 151 Officer notes and supports the decision to award the contract. The contract is funded by the Levelling Up Partnership Grant. (SM)

Comments of the Assistant Director of Organisation Development & Human Resources and compliance with the equality act

The content of the report is noted. There are no staffing or equality issues arising from this decision for the council. KH

Comments of the Portfolio Holder for Regeneration and Housing

I approve of this contract award which will allow the land assembly required for the development of the East Bank to continue apace.

Scrutiny Comments

This decision has not been subject to pre-decision scrutiny. (Ref. Sc8670 (FH))

Exceptional Circumstances

Is the decision record currently exempt from publication at the point of decision?	No
--	-----------

If yes, what date can the decision record be made public?	
---	--

Reason the decision record is exempt from publication at the point of decision:

Signature of Decision Maker:

Signed: Signature confirmed

Date signed: **21/03/2025**

FOR COMPLETION BY THE SCRUTINY OFFICE:

Date published on CMIS:	24/03/2025
-------------------------	-------------------

Can the decision be called in?	No
--------------------------------	-----------

Date decision comes into force:	24/03/2025
---------------------------------	-------------------