

# North Tyneside Council

## Report to Cabinet

### Date: 30 March 2020

#### Title: Procurement of Demolition Contract, Unicorn House, North Shields

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**Portfolio(s):** The Deputy Mayor  
Finance and Resources

**Cabinet Member(s):** Councillor Bruce Pickard  
Councillor Ray Glindon

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**Report from Service Area:** Commissioning and Asset Management

**Responsible Officer:** Mark Longstaff, (Tel: (0191) 643 8089)  
Head of Commissioning and Asset Management

**Wards affected:** Tynemouth

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#### PART 1

##### 1.1 Executive Summary:

As part of the Ambition for North Tyneside and North Shields Master Plan, Cabinet gave approval on 20 January 2020 to the acquisition of Unicorn House with the intention of the site being cleared in preparation for a housing-led regeneration scheme complementing the on-going work at Northumberland Square and the emerging North Shields Masterplan. The purchase of the property was subsequently completed on 6 February 2020.

This report seeks Cabinet approval to commence a procurement exercise in respect of the asbestos removal and demolition contract for the building. Cabinet approval is sought as the total cost of the work is expected to exceed £500,000 in value.

##### 1.2 Recommendation(s):

It is recommended that Cabinet:

- 1) approve the commencement of a procurement exercise for the removal of asbestos and demolition of Unicorn House; and
- 2) delegate authority to the Head of Commissioning and Asset Management in consultation with the Head of Resources, Head of Regeneration and Economic Development, Head of Law and Governance, Cabinet Member for Finance and Resources and the Deputy Mayor to award a contract to the bidder who represents the most economically advantageous tender.

### **1.3 Forward Plan:**

Twenty-eight days' notice of this report has been given and it first appeared on the Forward Plan that was published on 24 January 2020.

### **1.4 Council Plan and Policy Framework**

This report relates to the following priority in the 2020-2024 Our North Tyneside Plan:

Our Places will:

- Offer a good choice of quality housing

### **1.5 Information:**

On 20 January 2020, Cabinet gave approval to the acquisition of Unicorn House with the intention of the site being cleared in preparation for a housing-led regeneration scheme complementing the on-going work at Northumberland Square and the emerging North Shields Masterplan.

Intervention at Unicorn House was warranted because the building has been vacant for nearly 7 years and contributes little to the street scene and townscape of the corridor that runs from the town centre down towards the river.

The Authority's proposals for Unicorn House will contribute to delivering the Authority's Ambition for North Tyneside which confirms a commitment to providing high quality homes in North Shields that will attract more people to live in the town centre.

This report seeks Cabinet approval to commence a procurement exercise in respect of the asbestos removal and demolition contract for the building. Cabinet approval is sought as the total cost of the work is expected to exceed £500,000 in value.

Funding for the cost of the work is included within the Authority's Investment Plan 2020/21.

### **1.6 Decision options:**

The following decision options are available for consideration:

#### Option 1

Cabinet may approve the recommendations at paragraph 1.2 of this report.

#### Option 2

Cabinet may decline the recommendations at paragraph 1.2 of this report in which case the existing building will remain standing on the site.

Option 1 is the recommended option.

### **1.7 Reasons for recommended option:**

The demolition and redevelopment of the Unicorn House site will add immediate and significant value to the Authority's regeneration proposals for North Shields Town Centre as confirmed in the Authority's Ambition for North Tyneside.

## **1.8 Appendices:**

Appendix 1: Plan showing Unicorn House, North Shields by dark outline.

## **1.9 Contact officers:**

Niall Cathie, Strategic Property Manager, Tel. 0191 643 6517  
Cathy Davison, Principal Accountant, Tel. 0191 643 5727

## **1.10 Background information:**

The following background papers/information have been used in the compilation of this report and are available at the office of the author:

- Property title information.

## **PART 2 – COMPLIANCE WITH PRINCIPLES OF DECISION MAKING**

### **2.1 Finance and other resources**

The cost of demolishing the building will be funded through the Authority's 2020/21 Capital Investment Plan.

All necessary Gateway forms have been submitted and agreed through the Investment Programme Board.

### **2.2 Legal**

The procurement of the asbestos removal and demolition contract shall be carried out in compliance with the Public Procurement Regulations 2015 and the Authority's Contract Standing Orders.

### **2.3 Consultation/community engagement**

#### **2.3.1 Internal Consultation**

The proposed acquisition and demolition of Unicorn House was considered by the Strategic Property Group on 8 October 2019 when it was agreed that the matter should be progressed to Cabinet for consideration.

#### **2.3.2 External Consultation**

The demolition of Unicorn House and any subsequent proposed redevelopment of the site will be the subject of the usual public consultation during the planning process.

### **2.4 Human rights**

There are no human rights issues directly arising from this report.

### **2.5 Equalities and diversity**

There are no direct equality implications arising from this report.

## 2.6 Risk management

There are no risk management implications arising from this report.

## 2.7 Crime and disorder

Crime and disorder implications will be considered as part of the planning process in respect of the demolition of Unicorn House and subsequent redevelopment of the site.

## 2.8 Environment and sustainability

Environment and sustainability implications will be considered as part of the planning process in respect of the demolition of Unicorn House and the subsequent redevelopment of the site.

### PART 3 - SIGN OFF

- Chief Executive  X
- Head(s) of Service  X
- Mayor/Cabinet Member(s)  X
- Chief Finance Officer  X
- Monitoring Officer  X
- Head of Corporate Strategy and Customer Service  X