



Glasgow City Council

Contracts and Property Committee

Report by George Gillespie, Executive Director of Neighbourhoods, Regeneration and Sustainability

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Item 6

12th June 2025

Redevelopment of HSCP facility at 35 Church Street – Tender Acceptance

Purpose of Report:

To recommend acceptance of the tender from City Building Contracts LLP for the redevelopment works of existing HSCP offices at 35 Church Street.

Recommendations:

That Committee

1. notes the content of this report; and
2. approves acceptance of the tender from City Building Contracts LLP in the amount of £13,475,936.80 for the redevelopment works of existing HSCP offices at 35 Church Street.

Ward No(s): 23 – Partick East/Kelvindale

Citywide:

Local member(s) advised: Yes ☐ No ☐

consulted: Yes ☐ No ☐

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1. Background

- 1.1. At the Capital Planning Board of 5 July 2021, the Project Initiation Document (PID) for the redevelopment of Church Street Social Work Office building was approved to go to business case stage. Funding of £20m was approved on 17 February 2022 at the Glasgow City Council 2022/23 Budget Meeting and subsequently, the project business case was approved 6th June 2022.
- 1.2. NRS Consultancy Services commenced design development work on this significant capital project early 2023 and completed design works to a Tender status in December 2024.
- 1.3. Tender documentation for the redevelopment work was prepared following client agreement of the final designs and was issued to City Building (Contracts) LLP 3 February 2025 with a return date of 11 April 2025.

2. Tender Return

- 2.1. The tender return was checked in accordance with Alternative 2 of the NBS Guide to Tendering and JCT Practice Note 2017 for Tender Checking. After qualifications, clarifications and arithmetic checks, a final tender price of £13,475,936.80 was confirmed. This is within the estimates carried out by Consultancy Services.
- 2.2. This tender return remains open for acceptance until 11th August 2025.
- 2.3. The construction duration is noted as 14 months including site establishment and holidays – a site start date will be subject to tender acceptance and will need to accommodate the decant of staff from Church Street offices to a suitable decant location.
- 2.4. The project cost summary is illustrated below:

Item	Cost
Amount of Tender from City Building	£13,475,936.80
Client Contingency, Client Design Team Fees, Ancillaries, FFE, Decant, ICT, Fit Out.	£3,310,368.44
Total Project Cost:	£16,786,305.24
Budget Available:	£20,000,000.00

- 2.5. Terms and Conditions - SBCC Standard Building Contract with Quantities for use in Scotland (SBC/Q/Scot), 2016 Edition, incorporating Amendment 1, February 2018.

3. Policy and Resource Implications

Resource Implications:

Financial: The construction contract value is affordable within the overall budget for the project.

Legal: No legal implications.

Personnel: Work to decant Staff from Church Street for the duration of the works will be carried out with support from HR.

Procurement: Construction work will be undertaken by City Building (Contracts) LLP.

Council Strategic Plan: This proposal supports the Council's priorities as noted:

Grand Challenge 1 Mission 3 – Work with partners to promote and support people in Glasgow to achieve improved physical, mental and emotional health and wellbeing.

Grand Challenge 4 – Enables staff to deliver essential services in a sustainable, innovative and efficient way for our communities.

Equality and Socio-Economic Impacts:

Does the proposal support the Council's Equality Outcomes 2021-25? Please specify. The proposal to undertake the work is underpinned by ensuring that the requirements of the service users are at the forefront of all decisions taken.

What are the potential equality impacts as a result of this report? No negative equality impacts have been identified. It is anticipated that the overall impact will be positive as a result of improved facilities and accessibility.

Please highlight if the policy/proposal will help address socio-economic disadvantage. None identified.

Climate Impacts:

Does the proposal Where applicable works will highlight any

support any Climate Plan actions? Please specify

contribution to Glasgow's net zero carbon targets.

The building will be redeveloped to the current high standards of environmental sustainability and carbon reduction.

What are the potential climate impacts as a result of this proposal?

The proposal brings positive impacts with the refurbishment of an existing facility in poor material condition and with low levels of energy efficiency/high energy costs. The proposal also co-locates staff from two existing HSCP facilities into one facility with efficiency of maximizing one council owned asset.

Will the proposal contribute to Glasgow's net zero carbon target?

The development will incorporate low and zero carbon energy generating technologies.

The proposal adopts energy efficient thermal fabric measures. The building will also incorporate air source heat pumps, photovoltaic panels for generating electricity and electric vehicle charging facilities.

This project involves the refurbishment of an existing building and investment in carbon reducing technology; as such the project minimises carbon use thereby contributing to Glasgow's net zero carbon target.

**Privacy and Data
Protection Impacts:**

No privacy or data protection impacts identified.

4. Recommendations

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