



Operational Officer Decision Record

Where the decision has a financial value of between £100k - £350k and does not have a **significant** impact on two or more wards

1. Subject and details of the matter (to include reasons for the decision and detail of any previous cabinet decision)

A procurement exercise for the demolition of the Osborne Street building was launched as an open tender by Equans and North East Lincolnshire Council (NELC) on 21 February 2025. The scope of works includes the demolition of units 3 to 5 down to slab level, enabling the next phase of development, the construction of a new central transport hub, as outlined in Cabinet Decision Notice 35 supporting the Grimsby Transport Hub plans.

The procurement exercise closed on 17 April 2025, with 14 demolition contractors submitting bids for the specified scope of works. The bids varied significantly in both quality and price. Following a comprehensive evaluation, UDCS Demolition emerged as the highest-scoring bidder, offering the best overall value based on both quality and cost.

UDCS Demolition Ltd achieved a quality score of 208 out of a possible 215 points, translating to a 40% weighted score for the quality component. Additionally, they submitted the lowest-priced bid. Based on this strong performance in both quality and cost, the key decision is to formally appoint UDCS Ltd as the preferred contractor to proceed with the demolition works.

2. Decision being taken

That the Director of Economy, Environment, and Infrastructure, in consultation with the Portfolio Holder for Housing, Infrastructure and Transport approve the contract award to UDCS Demolition Ltd to undertake the demolition works.

3. Anticipated outcome(s)/benefits

The demolition works will ensure that the forward plan to create a Transport Hub can be progressed, subject to Cabinet approval to proceed to RIBA 4 - 7. The benefits of the Transport Hub are that it will provide an improved alternative to the current on-street arrangements and allow bus operators and users access to a dedicated facility that will provide easy access to Grimsby Town Centre and ensure seamless connectivity with the train station.

4. Details of any alternative options considered and rejected by the officer when making the decision

Do Nothing – The Council could choose to not progress with the projects. However, this would mean the loss of the BSIP grant from the area and mean that the potential regeneration for Grimsby will not be achieved, including the aspirations within the Grimsby Town Centre masterplans.

Do Less – The Council could choose to limit the scale of the project. However, this would reduce its impact and ability to meet the ambition of the Grimsby Town Centre Masterplan, resulting in lack of buy in from stakeholders and the local community.

Change the recommended concept designs for the Transport Hub – The Council could choose not to approve the recommended concept designs for the project or request alternative options. This option would cause significant delay to the project and impact delivery timescales and potentially mean the loss of the BSIP grant for the project.

5. Background documents considered (web link to be included or copies of documents for publishing)

N/A

6. Does the taking of the decision include consideration of Exempt information? If yes, specify the relevant paragraph of Schedule 12A and the reasons.

No

7. Details of any conflict of interest declared by any Cabinet Member who was consulted by the officer which relates to the decision (in respect of any declared conflict of interest, please provide a note of dispensation granted by the Council's Chief Executive)

N/A

8. Monitoring Officer Comments (Monitoring Officer or nominee)

The decision is an operational one and within the constitutional remit of the named Director and Portfolio Holder. The procurement exercise has been conducted to comply with the Council's policy and legal obligations, and supported by relevant officers.

9. Section 151 Officer Comments (Deputy S151 Officer or nominee)

The costs incurred from the awarding of the contract will be managed within the Transport Hub project, which forms part of the approved capital programme.

10. Human Resource Comments (Head of People and Culture or nominee)

There are no HR implications.

11. Risk Assessment (in accordance with the Report Writing Guide)

The key risks associated with progressing the demolition of the Osborne st units are:

- Delays to the subsequent transport hub scheme putting funding at risk; and
- Demolition contractor unable to start works immediately if decision is prolonged
- Unauthorised access to abandoned Osborne St building units

One of the primary risks in progressing with the demolition of the Osborne Street units is the potential delay to the subsequent transport hub scheme, which could affect the critical funding, both brownfield devolution and BSIP funding, tied to delivery timelines. Any slippage in the demolition schedule may cascade into the broader project timeline. Additionally, if the decision to proceed with demolition is prolonged, the appointed contractor may be unable to mobilise immediately due to scheduling conflicts or resource reallocation, leading to further delays and increased costs. To mitigate these risks, the project team will proactively undertake preparatory

activities, such as early engagement with the contractor once a decision has been made, detailed planning, and coordination with relevant stakeholders, to ensure all prerequisites are in place for a timely start. These efforts aim to maintain momentum and safeguard the overall programme schedule.

12. If the decision links to a previous one taken by Cabinet, has the Cabinet Tracker been updated?

Linked to Cabinet Decision Notice 35 supporting the Grimsby Transport Hub plans.

13. Decision Maker(s):

Name: Carolina Borgstrom

Title: Director of Economy,
Environment & Infrastructure

Signed: REDACTED

Dated: 06/06/2025

**14. Consultation carried out with
Portfolio Holder(s):**

Name: Cllr Stewart Swinburn

Title: Portfolio Holder for Housing,
Infrastructure and Transport

Signed: REDACTED

Dated: 6th June 2025