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Award

## **Remediation and contamination removal from the Bradley Mill Site, Bradley Lane, Newton Abbot**

Teignbridge District Council

UK6: Contract award notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-017363

Procurement identifier (OCID): ocds-h6vhtk-050883 ([view related notices](#))

Published 28 April 2025, 3:15pm

### **Scope**

### **Reference**

RQ/116

### **Description**

The Future High Streets Fund (FHSF) expenditure deadline of March 2025 had been softened from a spend deadline to a committed by deadline with funds defrayed as soon as reasonably possible thereafter. Previously the Bradley Lane project was 100% grant funded, however, MHCLG approved a funding swap to change the non-committed Bradley Lane funding into the Market Hall project reducing the amount of TDC capital for that project. This resulted in the unspent non-committed budget for Bradley Lane (principally the £987,000 earmarked to transfer to Devon County Council) being released of any deadline constraints.

Ideally, in addition to demolishing the existing buildings, the site should be remediated at the same time to remove any contamination - the project scope did not originally include this as it was not possible due to the time constraints imposed on the grant funds. Doing this would eliminate a significant development barrier and reducing risk thereby increasing

the land value and the deliverability of any proposed scheme - both in terms of viability and timescale. By doing it with the contractor onsite the efficiencies are significantly improved as it reduces the need to double handle vast quantities of rubble and eliminates time / mobilisation delay and costs.

Given these advantages officers asked the onsite demolition contractor, Haywood Crushing Demolition (HCD), to provide a scope and cost estimate. The base cost is £254,990 and we have allowed for an additional contingency of £108,610 (40%) to mitigate unforeseen elements.

#### Rationale

HCD is uniquely positioned to undertake the remediation as they are already on-site, offering significant cost savings compared to engaging a new contractor or remobilisation costs and potential price increases. The works can be incorporated into the existing demolition contract.

Remediating the site before sale is strategically beneficial, as developers would otherwise factor remediation costs into their purchase price. A "clean" site accompanied by certificates and guarantees will likely increase the land value, shorten delivery window and ultimately make the opportunity much more attractive to interested parties.

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## **Contract 1. Remediation and contamination removal from the Bradley Mill Site, Bradley Lane, Newton Abbot**

### **Supplier**

- HAYWOOD CRUSHING DEMOLITION LIMITED

### **Contract value**

- £308,000 excluding VAT

- £369,600 including VAT

Below the relevant threshold

### **Award decision date**

9 April 2025

### **Earliest date the contract will be signed**

29 April 2025

### **Contract dates (estimated)**

- 30 April 2025 to 30 August 2025
- 4 months, 1 day

### **Main procurement category**

Works

### **CPV classifications**

- 45111000 - Demolition, site preparation and clearance work

### **Contract locations**

- UKK4 - Devon
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## Procedure

### Procedure type

Below threshold - without competition

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## Supplier

### HAYWOOD CRUSHING DEMOLITION LIMITED

- Companies House: 08948772
- Public Procurement Organisation Number: PYVG-9522-JDWT

Unit 14 Haywood Industrial Estate

Hereford

HR4 8DZ

United Kingdom

Email: [alison@hcdltd.com](mailto:alison@hcdltd.com)

Website: <https://www.hcdltd.com/>

Region: UKG11 - Herefordshire, County of

Small or medium-sized enterprise (SME): Yes

Voluntary, community or social enterprise (VCSE): No

Contract 1. Remediation and contamination removal from the Bradley Mill Site, Bradley

Lane, Newton Abbot

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## Contracting authority

### Teignbridge District Council

- Public Procurement Organisation Number: PXLD-8899-CQGT

Forde House, Brunel Road

Newton Abbot

TQ12 4XX

United Kingdom

Email: [rosanna.wilson@teignbridge.gov.uk](mailto:rosanna.wilson@teignbridge.gov.uk)

Region: UKK43 - Devon CC

Organisation type: Public authority - sub-central government