

COLCHESTER BOROUGH COUNCIL

RECORD OF DECISIONS TAKEN UNDER DELEGATED POWERS

Explanatory Note

The Leader of the Council has established Delegation Schemes by which certain decisions may be made by the relevant cabinet member or specific officers.

Cabinet member decisions are subject to review under the Call-in Procedure.

From the date the notice of the decision made is published there are five working days during which any five Councillors may sign a request for the decision to be reviewed (called in) and deliver it to the Proper Officer.

If, at the end of the period, no request has been made, the decision may be implemented. If a valid call- in request has been made, the matter will be referred to the Scrutiny Panel

Part A – To be completed by the appropriate Cabinet Member/Officer

Title of Report

Award of Contract for the Build of New Council Homes at Military Road

Delegated Power

The decision to delegate the award of this contract to the Portfolio Holder for Housing was taken at the Cabinet meeting held on the 8th of July 2020.

Decision Taken

- 2.1 To award a contract to T J Evers Limited for the construction of 8 new council homes (2 x 2-bedroom mews houses, 3 x 1-bedroom flats and 3 x 2-bedroom flats) at Military Road.
- 2.2 To agree that in the event of any unforeseen issue(s) in proceeding with the above contractor, the contract would then be awarded sequentially to the next-placed contractors.
- 2.3 To note that once awarded, the Assistant Director for Place & Client Services was previously delegated authority (via Cabinet decision dated 8 July 2020), in consultation with the Portfolio Holder for Housing, to agree and implement all consequential contractual, legal, financial or other related matters for the contracted project through to completion and occupation of the new homes.

Key Decision

Yes, as the contract will be over £500,000

Forward Plan

This anticipated decision was placed on the Forward Plan for several months.

Reasons for the Decision

- 3.1 At Cabinet in January 2019 the Council agreed a New Council Housebuilding Programme to build 350 new affordable homes over 5 years. On 8 July 2020 the Council made several decisions to increase and progress new Council housebuilding over a longer period. The opportunity for this specific contract was subject to an open procurement exercise and resulted in a high level of interest from contractors both locally and further afield. The competitive tenders have resulted in acceptable contract bids that the Council wishes to proceed with in order to continue fulfilling its ambition to deliver 350 new Council-owned affordable homes.
- 3.2 Bringing this project forward now is in accordance with past decisions that will provide much-needed additional affordable homes for the nearly-3,000 people currently on the local housing needs register.
- 3.3 The construction and development will also provide further local employment opportunities that assist with the wider economic recovery of the borough after the impacts of the Covid pandemic.
- 3.4 In addition, these homes, like others starting construction over the next few months, are being built to future homes standards that will lead in the Council's response to the climate emergency and be some of the most sustainable affordable homes built to date by this Council.

Alternative Options

- 4.1 Not to appoint a contractor at all; but this contract moves the Council closer to its target of building 350 new Council homes over 5 years. The selection of this site and its progression to this stage has taken significant effort and to abort now, unnecessarily, would be in direct opposition to the Council's published commitments to building new homes and increasing the supply of affordable social housing.
- 4.2 Not to appoint the highest scoring contractor with a compliant bid; but this would most likely result in a legal challenge under the Contract Procedure Rules unless they withdrew or another unforeseen issue arises in the completion of the contract; in which circumstance it would be suitable to award sequentially to avoid further delay from a re-procurement exercise.

Conflict of Interest

N/A

Dispensation by Head of Paid Service

N/A

Dispensation by Monitoring Officer

N/A

Approved by Portfolio Holder for Housing

Signature Cllr Adam Fox

Date 18 November 2020

(**NB** For Key Decisions the report must be made available to the public for five clear days prior to the period for call-in commencing)

Part B – To be completed by the Proper Officer (Democratic Services)

Portfolio Holder Decision Reference Number

HOU-011-20

Implementation Date

This decision can be implemented if no request for the decision to be reviewed (call-in) has been made **after 5pm on *Wednesday 2 December 2020***.

Call-in Procedure

The Decision Notice for this decision was published on the internet on ***Wednesday 18 November 2020***.

A request for reference to the Scrutiny Panel must be made by **5pm on *Wednesday 2 December 2020***.

Signature of Proper Officer
K Barnard