

Central Bedfordshire Council

Executive

8 January 2018

Tendering and Award of contract for The Brook Project – Windsor Drive

Report of: Cllr Eugene Ghent, Executive Member for Assets and Housing eugene.ghent@centralbedfordshire.gov.uk

Responsible Director(s): Marcel Coiffait, Director Community Services
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This report relates to a decision that is Key

Purpose of this report

The report proposes that the Executive authorise the Director of Community Services, in consultation with the Executive Member for Assets and Housing Delivery, to tender the contract for construction of The Brook Project – Windsor Drive. The report also proposes that the Executive delegates authority to the Director of Community Services, in consultation with the Executive Member for Assets and Housing Delivery, to award the contract for the construction of The Brook Project – Windsor Drive.

RECOMMENDATIONS

The Executive is asked to:

- 1. approve the proposed approach and tender of the contract for the construction of The Brook Project – Windsor Drive and delegate authority to the Director of Community Services, in consultation with the Executive Member for Assets and Housing Delivery, to tender the contract;**
- 2. delegate authority to the Director of Community Services, in consultation with the Executive Member for Assets and Housing Delivery, to award the contract for the construction of The Brook Project – Windsor Drive so long as the tender sum is within the agreed funding which is set out in the Detailed Business Case.**

Overview and Scrutiny Comments/Recommendations

1. The item has not been presented to Overview and Scrutiny but has been brought to the attention of the Chairs of the Corporate Resources and the Social Care Health and Housing Overview and Scrutiny Committees, who agree it does not need consideration by the Scrutiny Committees.

Issues/background

2. With the introduction of the Homelessness Reduction Act 2017, the council faces an acute and urgent requirement for properties to meet the costly and increasing need for temporary accommodation. To meet this need the strategy is to increase the stock of transitional accommodation enabling the housing of families and single households for the short to medium term.
3. A suitable site has been identified in Windsor Drive, Houghton Regis to deliver a 20-unit, 3 storey transitional housing scheme with associated access, shared communal facilities, parking and landscaping on a current greenfield site. Accommodation will be predominantly for single adults but will have the ability to house couples who are entitled to transitional housing.
4. The Future Investment capital programme within the Housing Revenue Account (HRA), has been designed to deliver expansion and improvement to the property portfolio. It focuses on building new homes using a variety of tenure, primarily affordable rent and shared ownership, with an initial priority on the construction of Independent Living Schemes. As with the Stock Protection Business Case, the Future Investment programme has been designed to contribute to Council's priorities, enhance the asset value of the housing portfolio and meet tenants' expectations.
5. The programme maximises the opportunities afforded by the Self-Financing regime, grant funding and other funding opportunities if, and as they arise. By its nature development and regeneration are long term, complex projects. Commitment to long term investment in a regeneration area, flexibility in delivery and funding is critical.
6. It is anticipated that as the pipeline of schemes develops, delivery will be flexed as circumstances, policy and funding opportunities present themselves

Proposals

7. The site is in a sustainable location with good access to local facilities and public transport. The Windsor Drive site is in a residential part of Houghton Regis, directly adjacent to St Thomas' meeting house and the attached clergy house. The site is currently an unused grassed area owned by CBC.
8. The completed housing scheme will be owned and maintained by CBC, however should the need for transitional accommodation cease, consideration will be given during the design stage to allow for potential future conversion into flats.

9. The current programme indicates a tender period commencing on 29th January 2019 through to 14th March 2019. This is intended to be followed by an award of the contract for construction on 27th April 2019.
10. The budget noted in the Business Case, is for the design and construction cost. Initial design proposals meet the space standards within the Central Bedfordshire Design Guide.
11. Tendering of the contract action is proposed to follow Stage 4 of the project, Technical Design, on 28th January 2019. Award of the contract for construction is proposed to immediately follow submission and review of the Tender Report, assuming the tender sum is within agreed funding which is set out in the Detailed Business Case. This item is being submitted to Executive in anticipation of the approval of the Detailed Business Case, and tender action will only take place if the Detailed Business Case is approved.

Reason/s for decision

12. Any delay may risk completion to programme timeframes.
13. Should tender costs exceed the business case budget, the project will not proceed. This, however, cannot be ascertained without progressing the tender process.

Council Priorities

14. The proposals support the priorities: Enhancing Central Bedfordshire, Protecting the vulnerable; Improving well-being, and Creating stronger communities.
15. The new development will provide 20 flats contributing to the Council's commitment to housing for Central Bedfordshire. Homes will be well maintained, warmer, and easy to manage and maintain. These flats will be designed to help meet the needs of the homeless entitled to transitional housing.

Corporate Implications

Legal Implications

16. Section 2 of the Local Authorities (Land) Act 1963 confers power upon local authorities to erect buildings and to construct or carry out works for the benefit or improvement of their area.

Financial and Risk Implications

17. Details of the Finance and Risks Implications are outlined in detail in exempt Appendix A.

Equalities Implications

18. Central Bedfordshire Council has a statutory duty to promote equality of opportunity, eliminate unlawful discrimination, harassment and victimization and foster good relations in respect of nine protected characteristics; age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation. The proposal will have a positive impact by helping to increase access to transitional housing for people experiencing homelessness.

Conclusion and next Steps

19. Subject to Executive approving the recommendations in this report, once the tender process has been completed the Council will award the contract as appropriate and proceed to construction. This will enable the project delivery to be maintained.

Appendices

Appendix A (Exempt) - Details of the Finance and Risks Implications

Background Papers

None

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