

BOROUGH OF KETTERING

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| Committee | EXECUTIVE COMMITTEE | Item 12 | Page 1 of 4 |
| Report Originator | Head of Service Housing John Conway | <i>Fwd Plan Ref No:</i> A19/030 | |
| Wards Affected | Avondale | 15 th January 2020 | |
| Title | SCOTT ROAD AWARD OF CONTRACT FOR PROFESSIONAL SERVICES | | |

Portfolio Holder: Councillor Mark Rowley

1. PURPOSE OF REPORT

- 1.1 To award a contract for the multi-disciplinary professional services required to support the delivery of 22 new properties at Scott Road.

2. INFORMATION

- 2.1 The Council's Housing Strategy for 2015-2020 sets out our approach for increasing the supply of new affordable homes in response to a changing housing market and the realisation that well-established methods are no longer working as well as they once did. Our Housing Strategy placed more emphasis on the Council having a direct role in delivering new homes through acquisitions and development of new council housing as part of a balanced approach to asset management.
- 2.2 At its meeting on 6th December 2017, the Executive Committee resolved to approve development proposals for the Scott Road site. So that the project could be progressed, the Committee agreed to make appropriate provision within the capital programme, transfer the site from the General Fund to the Housing Revenue Account and grant delegated authority to officers to agree contractual terms with the house builder, Westleigh – who would undertake the design and build.
- 2.3 At its meeting on 17th October 2018, the Executive noted the position of the Council whereby Westleigh, who were originally proposed to deliver this project through a partnership would, following a takeover no longer be in a position to deliver the scheme to the Council's requirements. As a result, Westleigh withdrew from the project and the Council assumed responsibility for its delivery.
- 2.4 Since Westleigh's withdrawal as the build contractor for the site, the Council has looked to procure these works on two occasions. The first in March 2019 was a full open competitive tender process, which included both Scott Road (22 homes) and Albert Street (6 homes). Three contractors tendered for the works but all three were unable to fulfil the Council's requirements. The second attempt to secure a contractor, in September 2019, was carried out via a procurement framework. After the initial Expressions of Interest stage, no contractors submitted a formal tender.

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- 2.5 The Council has reviewed it's approach to how the new build at both Scott Road and Albert Street will be delivered, the two previous procurements sought to deliver both Scott Road and Albert Street jointly through a Design and Build Contractor with support to the Council from an Employers Agent / Project Manager. (RIBA stage 3, Developed Design to RIBA stage 6 Conclusion of Building Works).
- 2.6 The approach the Council has now taken is to split the delivery of the Albert Street and Scott Road sites and Professional Services will be used to progress the site through to technical design and support the delivery of the build.

3. PROCUREMENT PROCESS

- 3.1 The Council uses a number of frameworks, these provide access to a range of goods and services that have been procured through a competitive process, the frameworks are fully compliant with EU and UK public sector procurement regulations.
- 3.2 The Council used the Built Environment and Consultancy Framework (BECS) Framework to procure the multi-disciplinary professional services required to support the delivery of 22 new properties at Scott Road. This Framework was selected as this provides all the professional services required to deliver the Scott Road site. Other frameworks were considered but did not meet the Council's requirements.
- 3.3 The framework provides the Council with the following range of services:
- Architect
 - Civil Engineer
 - Electrical Engineer
 - Mechanical Engineer
 - Project Manager
 - Quantity Surveyor
 - Structural Engineer
 - Landscaping Consultant
- 3.5 The BECS framework is designed to support the public sector in delivering such projects. The BECS framework is part of the Scape Group of which the Council is a member, being a member of the framework means that the Council can access the services procured through the framework. Scape undertake a competitive Official Journal of the European Union (OJEU) compliant process and have selected a single contractor based on an evaluation of cost and quality, as well as considered social, economic and environmental sustainability criteria, for the delivery of technical consultancy. The current contractor for the BECS framework is Perfect Circle.

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- 3.6 Perfect Circle are a joint venture formed by Pick Everard, Gleeds and AECOM.
- 3.7 The contract price covers the multi-disciplinary design services and Employer's Agent / Project Management services to the end of the construction phase (RIBA Stage 6) – this takes the contract to the conclusion of the building contract. The value of the contract is £277,354.40.
- 3.8 The Council will, following the award of contract, look to procure a developer to undertake the construction works. This will be subject to a further report to the Executive.

4. POLICY AND RESOURCE IMPLICATIONS

- 4.1 The Government's White Paper 'Fixing Our Broken Housing Market', talks about diversifying the market to achieve the amount, quality and choice of housing that people want and is 'backing local authorities to build'. There are a number of measures by which this can be achieved one of which is through council new-build within the Housing Revenue Account.

5. CONSULTATION AND CUSTOMER IMPACT

- 5.1 The Council's Housing Strategy for 2015-2020 sets out our approach for increasing the supply of new affordable homes. The Scott Road site will make a significant contribution in meeting housing needs within our community.
- 5.2 Consultation for the scheme was carried out prior to the planning application for the scheme being submitted and statutory consultation was carried out as part of the planning process. The Council will ensure that local residents are kept informed of the development once a build contractor is appointed and work begins on site.

6. FINANCIAL RESOURCE IMPLICATIONS

- 6.1 The projected costs of the professional services and surveys required to support the delivery of the Scott Road Capital Scheme are £277,354.40 and will be met from both the 2019/20 and 2020/21 budgets.
- 6.2 The work is planned to commence week commencing 20th January 2020 this work will ensure that the Scott Road scheme can progress with an experienced and multi-disciplinary team which will see the project through to completion with known costs. The HRA capital programme for 2019/20 currently contains provision for Scott Road New Build of £200,000 and £2,658,000 in the draft 2020/21 capital programme. These are indicative estimates prior to commencing a tender process.

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7. HR IMPLICATIONS

7.1 There are no direct human resources implications arising from this project.

8. LEGAL AND EQUALITY IMPLICATIONS

8.1 Procurement activity must comply with the law relating to procurement by public authorities and the Council's own contract regulations. It will be necessary to enter into a contract with the successful contractor

9. CLIMATE CHANGE IMPLICATIONS

9.1 The site will be built to the former Code for Sustainable Homes level 4 equivalent which has now been incorporated into Building Regulations. The design team are aware of the Council's commitment to tackling climate change and so any opportunities to provide additional environmental benefits which do not adversely impact the overall cost of the project will be identified as the project progresses.

10. RECOMMENDATION

The Executive Committee is asked to:

- a) approve the award of contract to Perfect Circle for the Professional Services to support the Scott Road New Build Scheme through the Scape framework.
- b) delegate authority to the Head of Democratic and Legal Services in consultation with the Head of Housing to conclude and sign the contracts with Perfect Circle.

Background Papers: Previous Minutes/Reports:

N/A

Title – Executive Committee: Scott Rd and Albert St
Garage sites – New Build Council Housing
Date: 20th September 2017

Title – Executive Committee: New Build Council Housing
Date: 17th October 2018

Contact Officer – John Conway