

<b>Item No.</b>	<b>Classification:</b> Open	<b>Date:</b> 29 April 2019	<b>Meeting Name:</b> Strategic Director of Housing and Modernisation
<b>Report title:</b>		<b>Gateway 2 - Contract Award Approval</b> Southwark Regeneration Partnership Programme Lot B – Copeland Road Car Park Procurement.	
<b>Ward(s) or groups affected:</b>		Rye Lane	
<b>From:</b>		Director of Regeneration	

## RECOMMENDATION(S)

That the Strategic Director of Housing and Modernisation

1. Approves the award of the Southwark Regeneration in Partnership Programme (SRPP) Lot B, The Copeland Car Park Site, to Purelake New Homes Limited, to deliver 67 new homes including 24 council homes and 18 intermediate. For a contract value of £16,654,772 (excluding fees) with a 5% contingency for £832,740 for approximately an 86 week period commencing in May 2019.
2. Note that the contract will be funded from the Housing Investment Programme subject to approval by the Cabinet Member for Social Regeneration, Great Estates and New Council Homes.

## BACKGROUND INFORMATION

3. On 27 January 2015 the Cabinet agreed the Southwark Regeneration in Partnership Programme (SRPP) which identified a number of council owned sites which had development potential. The sites were packaged into 2 Lots that allowed for a more manageable delivery for their development and Copeland Road Car Park site was included in Lot B.
4. On 20 September 2016, a Gateway 2 report detailing a proposed award of a development agreement (DA) for Lot B of the Southwark Regeneration in Partnership Programme to Clarion Housing Group and their subsidiary, Affinity Sutton Homes, was approved by Cabinet.
5. On 8 November 2016 the Planning Committee granted a resolution to grant planning consent for the erection of 67, one, two and three bedroom flats within 4 - 8 storey development with associated parking, cycle and refuse/recycling stores and landscaping including re-provision of (enlarged) ball court. Full planning permission was achieved in December 2017 following the completion of the Section 106 agreement, which is now in the process of being changed to a unilateral undertaking, as the council will not be able to enter into a contractual arrangement with themselves.
6. On 21 March 2017 a Cabinet report gave confirmation that the Copeland Road Car Park SE15 was no longer required for the purposes for which it was being held and approved the appropriation of the land for planning purposes, to facilitate the carrying out of the development proposals for the area.

7. In May 2017, Clarion Housing Group undertook a competitive tender for the development of the Copeland Road Car Park site via the Hyde Main Contractor and MCC Framework. Purelake New Homes Ltd was the successful bidder.
8. On 21 November 2018, the Development Agreement with Clarion Housing Group for the Southwark's Regeneration in Partnership Programme Lot B was terminated by mutual agreement. Terms of this agreement included an agreement for the Council to continue with the appointment of Purelake New Homes Limited to develop the Copeland Road Car Park site.
9. On 20 March 2019, the Leader delegated authority to the Strategic Director of Housing and Modernisation for the Gateway 2 approval.
10. In December 2018 a combined Gateway 1 and 2 for the procurement of Employers Agent services and fees of £153,000 was approved by the Strategic Director of Housing and Modernisation.
11. The Gateway 1 report for the Procurement Strategy of the Southwark Regeneration Partnership Programme Lot B - Copeland Road Car Park Procurement, was approved on 20 March 2019. It outlined an estimated contract works value of £16,145,000 and a 5% contingency of £807,250.
12. This report deals with the award the SRPP, Lot B, The Copeland Car Park Site, to Purelake New Homes Limited, to deliver 67 new homes, including 24 council owned and 18 intermediate housing e.g. shared ownership.

#### **Procurement project plan (Key Decision)**

<b>Activity</b>	<b>Completed by/Complete by:</b>
Forward Plan for Gateway 2 decision	30/04/2019
Briefed relevant cabinet member (over £100k)	15/04/2019
Approval of Gateway 1: Procurement Strategy Report	20/03/2019
Value for Money statement issued	17/01/2019
DCRB Review Gateway 2:	01/04/2019
CCRB Review Gateway 2:	11/04/2019
Notification of forthcoming decision – Five clear working days	18/04/2019
Approval of Gateway 2: Contract Award Report	30/04/2019
Scrutiny Call-in period and notification of implementation of Gateway 2 decision	09/05/2019
Contract award	09/05/2019
Add to Contract Register	09/05/2019
Place award notice on Contract Finder	09/05/2019
Contract start	09/05/2019
Add to Contract Register	09/05/2019

Activity	Completed by/Complete by:
Contract completion date	06/01/2021

## KEY ISSUES FOR CONSIDERATION

### Description of procurement outcomes

13. Development of the Copeland Carpark site to deliver:

- 67 New Homes of which
  - 42 will be affordable (24 council owned and 18 intermediate)
  - 25 Home will be for private sale
  - 10% of units will be built to mobility standard
- Improved Multi-use games area
- Training for 16 apprentices
- Improvement works to public realm

### Key/Non Key decisions

14. This report deals with a key decision

### Policy implications

15. The SRPP has been shaped by the promises and commitments made in the Council Plan, such as building more quality affordable homes of every kind and revitalising our neighbourhoods making them places in which we can all be proud to live and work.

16. The development plan for the borough consists of the Mayor's London Plan, the Core Strategy 2011, the Southwark Plan policies, the Aylesbury Area Action Plan, the Canada Water Area Action Plan, the Peckham and Nunhead Area Action Plan and a revised Canada Water Area Action Plan.

17. The council is now reviewing the Southwark Plan and Core Strategy to prepare a Local plan, the new Southwark Plan. This new plan will set out the council's regeneration strategy from 2017 to 2033 and will also be used to make decisions on planning applications. The new Southwark Plan was approved by Council Assembly on 27 March 2019 and is now out for consultation until 17 May 2019 and will:

- a) Set policies to support the provision of new homes including 11,000 new council homes.
- b) Protect our existing Schools and community facilities in the borough and provide more where this needed.

- c) Protect local businesses and attract more businesses into the borough to increase job opportunities.
- d) Support our high streets and increase the range of shops to increase their vitality. Introduce policies to improve places by enhancing local distinctiveness and protecting our heritage assets. Set policies to provide greener infrastructure and to promote opportunities for healthy activities.
- e) Provide visions and policies for the many different areas within Southwark.

### **Tender process**

- 18. The procurement strategy approved in the Gateway 1 report was to contract with Purelake Homes Ltd via direct selection from the Hyde Main Contractor and Modern Method of Construction (MMC) framework.
- 19. As the council was satisfied with Purelake's quality submission for the Clarion tender and with subsequent iterations since their contract with Clarion, the tender evaluation was based on price only.
- 20. The JCT Design and Build 2016 contract was reviewed by the council's solicitors, Trowers & Hamlin to confirm that it was fully compliant with the Council's requirements.
- 21. Likewise, proposed amendments to the Employers Requirements (ERs) were reviewed by the council's Employer's Agent, and relevant responsible officers. The ERs were then adopted as Purelake's contractor's proposals and the basis of their tender price.
- 22. To establish that Purelake's tender price was value for money (VfM) the Employer's Agent reviewed Purelake's proposal which confirmed that the cost/m<sup>2</sup> rate for Copeland Road compared to similar projects and does represent Value for Money.

## **Tender Evaluation**

23. Clarion Housing Group undertook a competitive tender process and, once the contract the council had with Clarion was terminated, all the documentation related to the tender process was made available to the Council. These have been checked and verified by the council to be accurate and complete and were all transferred to the council.
24. The evaluation of the tender process was undertaken by the council's Employer's Agent. The review of Clarion's tender documentation has provided assurance that best value was achieved. Proposed deliverable requirements of the Council have been agreed through amicable negotiation.

## **Plans for the transition from the old to the new contract**

25. As part of their tender, a series of meetings were held with Purelake to review their contract with Clarion and the transition to the new contract. As outlined in paragraphs 18– 22 the council has satisfied itself that its requirements will be met and that it is achieving value for money, as detailed in the closed report.

## **Plans for monitoring and management of the contract**

26. The Housing Regeneration Programme Manager will be responsible for overseeing the project and a project manager in the team will be responsible for the day to day delivery of the project as follows:
  - a. Setting up regular project team meetings to establish progress on all matters of the project.
  - b. Providing regular progress reports to all relevant project stakeholders
  - c. Overseeing and monitoring all aspect of project risk to ensure identified risk has been assessed and measures of mitigation put in place.
  - d. Overseeing and monitoring project budget to ensure expenditure limits are managed and reported to programme manager.
27. Quarterly and annual progress reports that will be presented to the Housing Programme Delivery Board, Corporate Contract Review Board and Departmental Contract Review Board.
28. The Employers Agent have been appointed to provide consultant services in delivery of the contract which will include the following:
  - a. Generally oversee progress of project being delivered e.g. Visiting site, arranging project meetings, take and issue minutes etc.
  - b. Overseeing feasibility of project to ensure that possible options, timetable and expenditure limits are relayed to Council
  - c. Provide advice on all matters affecting the site e.g. services, rights of way, boundary, site condition, specialist services etc.

## Identified risks for the new contract

29. The following risks have been identified for entering into a contract with Purelake New Homes.

S/N	Risk	High/Medium /Low	Mitigation Strategy
R1	Unforeseen delays in completing the works or meeting the agreed programme	Medium	As part of the ITT a project delivery plan has been provided by the Purelake contractor and will be monitored throughout the contract.
R2	Unforeseen matters presented once work commences	Medium	A contingency sum (5% of tender price) has been allocated to mitigate against these types of risks.
R3	Detrimental impact of work on local residents.	Low	Principal Designer is appointed to ensure a satisfactory construction phase health and safety plan being in place.
R4	Poor communication	Low	There will be a strong emphasis on communication with regular progress meetings and updates to be provided for stakeholders. The contractor will be required to provide contact details for the site manager for residents during the construction period.
R5	Design risks	Low	Professional consultant services will be appointed to assume responsibilities of Principal Designer under the CDM Regulations
R6	Failure to deliver the works to agreed timescales	Low	-Contingency built into project programme -Periodic monitoring and reporting on project progress
R7	Risk of insolvency	Low	The council has undertaken a robust credit check on Purelake New Homes and a Performance Bond will be in place to cover risk due to insolvency.
R8	Purelake New Homes- No prior experience working with the council	Low	Purelake New Homes were selected from a reputable construction Framework which had completed a pre qualifying assessment on their performance. The council had also sought their references from a previous client and a professional consultant.
R.9	Procurement Challenge	Low	Circumstances have led to Clarion withdrawing from the contract with the council. The council is in a position where it must contract direct with Clarion's sub contractor

			<p>Purelake in order to deliver the scheme on time and at the same cost.</p> <p>Prior to being selected as a development partner, Clarion underwent due diligence by the council, and likewise Purelake underwent a similar scrutiny by Clarion prior to them being selected as a contractor.</p> <p>Since a comprehensive tender process was undertaken and the council has simply had to contract direct with Purelake, it is felt the risk of challenge is very low from other bidders.</p>
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**Other considerations (For Housing Department works contracts only)**

30. n/a

**Community impact statement**

31. Since the inception of this project there has always been a strong emphasis on inclusion with the local community regarding this project. To date there have been four resident consultation events. Contractual agreement has been made to ensure that the Contractor sets up an introductory meeting with the local residents and TA to inform them of the proposed works and to take on board their concerns to minimise any potential inconvenience to them during the works. Contact details of the site manager who will be the day to day contact for the local community during the construction period will be provided.
32. The next stage of engagement to fully meet obligations under the Equalities Act 2010 are as follows:
- Provide an in-depth equality data collection and analysis.
  - Use information to mitigate any negative impact to known protected groups.
  - Data collection processes will incorporate households and businesses in the vicinity of the site
33. The Contractor will have a duty to ensure they work to agreed hours of working and noise levels as set out in the planning approval to minimise disruption to the local residents. Appointed Principal Designer (CDM), will ensure that works will not commence on site without a satisfactory Construction phase health and safety plan being in place.
34. The Contractor is required to participate in a local employment and training initiative administered by the London Borough of Southwark. The local authority will expect the Contractor to help place unemployed jobseekers from the local area into jobs within the construction stage of the development. This will be through the agreement of targets and an obligation for the Contractor to provide their own programme and/or work with Council programmes to achieve them.

## **Social Value considerations**

35. The Public Services (Social Value) Act 2012 requires that the council considers, before commencing a procurement process, how wider social, economic and environmental benefits that may improve the well being of the local area can be secured. The social value considerations included in the tender (as outlined in the Gateway 1 report) are set out in the following paragraphs in relation to the tender responses, evaluation and commitments to be delivered under the proposed contract.

## **Economic considerations**

36. . The council is an officially accredited London Living Wage (LLW) Employer and is committed to ensuring that, where appropriate, our contractors and subcontractors pay staff at a minimum rate equivalent to the LLW rate. The Gateway 1 report dated 31 December 2018 confirmed, for the reasons stated in that report; payment of LLW was an appropriate and best value requirement for this contract. Purelake New Homes has confirmed that they will meet the LLW requirements. Following award, quality improvements and costs implications linked to the payment of LLW will be monitored as part of the contract review process.

37. The contract has committed Purelake New Homes to appoint an apprenticeship for every £1 million value of the contract.

38. The council can exclude companies who break the law by blacklisting or have not put into place genuine actions concerning past black listing activities. The council can require “self cleaning” which enables a potential contractor to show that it has or will take measures to put right its earlier wrongdoing and to prevent them from re-occurring and to provide evidence that the measures taken by the economic operator are sufficient to demonstrate it has:

- “owned up”: clarified the facts and circumstances in a comprehensive manner by actively collaborating with the investigating authorities.
- “cleaned up”: taken concrete technical, organisational and personal measures that are appropriate to prevent further criminal offences or misconduct, and
- “paid up”: paid or undertaken to pay compensation in respect of any damage caused.

39. Purelake New Homes have confirmed that they are not in breach of the requirements under Regulations 3(1) of the Employment Relations Act 1999 (Blacklisting) Regulations 2010 as part of the tender submission

## **Social considerations**

40. Development of the site will provide 67 high quality new homes of which 10% will be for families who have specialist mobility requirements. The 24 new social rent homes will be retained by the council and let on the same basis as existing council homes and a further 18 homes will be affordable intermediate homes.

41. The contract will enable the council to maximise the utility, value and quality of buildings being delivered, which will impact greatly on improved social environments for current and future generations, while minimising long term revenue costs to the council.

### **Environmental/Sustainability considerations**

42. The completed new homes will allow occupants to benefit from efficient heating with added sustainability gained from utilising energy from the installation of photo voltaic panels.
43. The scheme will be built using the most current methods of insulation providing an extremely well insulated structure in accordance with Building Regulation requirements. All windows will be fully double glazed. This will assist the occupants of the building in reduction of their carbon/energy usage and fuel.
44. The proposal includes green roofs in addition to communal amenity space on the ground floor providing visual and sustainability benefits. The various methods of landscaping throughout the site will encourage biodiversity.
45. Parking is limited to 2 parking spaces for the disabled dwellings. The rest of the development is car free. Secure and covered cycle storage is provided as there is a good local bus and rail service, encouraging the occupants to use alternative means of transport.
46. Conserving of water will be achieved through the installation of f water conserving devices such as; water butts permeable surfaces, dual flush toilets and low pressure taps.

### **Market considerations**

47. The construction industry appears to be quite buoyant at the moment, tender prices appear to be rising, and there is a high demand for construction services. The Building Cost Information Service indicates a rise in construction prices at 0.6% from Q1 2019 (provisional) to Q2 2019 (forecast).
48. Value for Money Statement (As outlined in close report.) confirms gross average build cost for the Copeland Carpark site equates to £241,000 per unit, against as comparable projects range which range from £249, 000 to £293,000.
49. In October 2015, Cabinet was advised that successful delivery was dependent upon the continued good health of the property market in Southwark. The borough's good connections and improvements in transport infrastructure are good selling points for property sales. Relative to other parts especially in the north and west of London, Southwark still represents good value and will benefit from further enhanced transport links such as the Bakerloo line extension. The wider demographics and strong demand generally for living space in London point to continued success. As long as economic factors remain positive, demand is anticipated to remain high.

### **Staffing implications**

50. The letting of this contract will have no staffing implications; the existing delivery team in the council's housing regeneration and delivery team will monitor the contract.

### **Financial implications**

51. Since approval of the Gateway 1, additional costs have resulted from further review of the council's employer's requirements, against the original proposals and the sum of the contract has increased. As outlined in closed report.

52. The award of the JCT contract to develop the Copeland Car park site is a fixed contract sum of £16,654,772.

53. The revised contract sum (including fees and contingency) is £17,640,512, plus on costs of £403,043, and previous spend of £211,445, puts the total scheme cost at £18,255,000.

54. Projected cost for the scheme are profiled in the table below:

<b>Years</b>	<b>Projected Spend</b>
Previous Years	£211,445
2019/20	£9,202,213
2020/21	£8,300,036
2021/22	£541,307
<b>Total Scheme Cost</b>	<b>£18,255,000</b>

The costs of the scheme will be met from resources to support the Housing Investment Programme and may include S106 monies and borrowing as appropriate. It is anticipated that GLA and Housing Zone Grant may be available to subsidise the scheme costs. The estimated grant for the 24 social rental units is £1,440,000 which will be payable to the council from the GLA to subsidise the council's scheme cost. Costs will be reported on R-5014-0000.14 to enable effective monitoring and reporting

### **Second stage appraisal (for construction contracts over £250,000 only)**

55. As Purelake New Homes was selected from the Hyde Main Contractor & MMC Framework Hyde Framework (which is the one used by Clarion) they would have already have conformed to financial checks. This framework has undergone a tender process which is compliant with UK and European Procurement Law - contractors listed on the Framework agreements have already been assessed for their operational and technical and professional conformance and capabilities, and pre-agreed terms and conditions are imbedded into the framework agreement

### **Legal implications**

56. Please see supplementary advice of the Director of Law and Democracy at paragraph 63 -68.

## **Consultation**

57. A robust consultation strategy involving internal and external stakeholders was undertaken. There were six consultation events carried out between 30 June 2015 and 23 June 2016. There were two online exhibitions in January 2016 and March 2016, two public consultations on 10 June 2015 and 22 February 2016, and a resident event on 28 April 2016. The final consultation was in the format of an exhibition held on 24 June 2016. Once the contractor is appointed, they will set up a meet and greet event inviting all local residents to attend.
58. Ward Councillors have been updated on progress so far and they will continue to receive updates throughout the programme delivery.

## **SUPPLEMENTARY ADVICE FROM OTHER OFFICERS**

### **Strategic Director of Finance and Governance (H&M19/004)**

59. This report seeks approval to award the contract to develop new homes on the former Copeland Road car park site to Purelake New Homes Limited for a fixed contract sum of £16,654,772. The scheme is expected to deliver 24 new council homes together with 18 other affordable homes and 25 homes for private sale. The affordable homes and homes for private sale will generate capital receipts for the council.
60. The report identifies the total cost of the works including fees and contingency to be £18,255,000, and the financial implications section provides details on how these costs are to be funded. Any other costs connected with this work order are to be contained within existing departmental revenue budgets.
61. Approval of this award is subject to budget approval by the Cabinet Member for Social Regeneration, Great Estates and New Homes.

### **Head of Procurement**

62. This report seeks approval to award The Copeland Car Park Site to Purelake New Homes Limited to deliver 67 new homes for a contract value of £16,654,772.
63. A procurement strategy for an OJEU compliant route was approved in G1 and a contract awarded to Clarion Housing Group, who then sub-contracted the works to Purelake. When the contract with Clarion dissolved, the council contracted direct with Clarion's sub-contractor Purelake New Homes Limited through an OJEU-compliant framework.
64. Value for money has been assessed as indicated in Appendix 1 by Martin Arnold. The council was offered the same rates as Purelake had offered to Clarion.
65. Plans for monitoring and management of the contract are detailed in paragraph 26 and 27.

### **Director of Law and Democracy**

66. This report seeks the approval of the Strategic Director of Housing and Modernisation to the award of the contract for the Copeland Road Car Park to Purelake New Homes Limited as further detailed in paragraph 1.
67. The value of the works in relation to this appointment exceeds the EU threshold of £4.5m, and therefore this procurement is subject to the full tendering requirements of the Public Contract Regulations 2015. However, as noted in paragraph 17, the council will be making a direct award under the Hyde Main contract and MMC framework, which has been procured and established following an EU compliant tendering process and therefore satisfies those EU tendering requirements. There is an ability to directly select a provider under the framework (without a process of competition) in certain circumstances, including where the council is able to determine which contractor will provide best commercial value for the proposed call-off. The council's Employers Agent has analysed the proposal submitted by Purelake, and believes that this represents value for money.
68. At this contract value, the approval of the procurement strategy is reserved to cabinet. However the decision has been delegated to the Strategic Director of Housing and Modernisation by the Leader.
69. The Strategic Director's attention is drawn to the Public Sector Equality duty (PSED General Duty) under the Equality Act 2010, and when making decisions to have regard to the need to (a) eliminate discrimination, harassment, victimisation or other prohibited conduct, (b) to advance equality of opportunity and (c) foster good relations between persons who share a relevant protected characteristic and those who do not share it. The relevant characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation. The duty also applies to marriage and civil partnership but only in relation to (a). The Strategic Director is specifically referred to the community impact statement at paragraphs 28-31, setting out the consideration that has been given to equalities issues and to the consultation which has taken place (noted in paragraphs 56-57) which should be considered when approving the recommendations in this report.
70. Contract standing order 2.3 requires that no steps are taken to award a contract unless the expenditure involved has been included in approved estimates or is otherwise approved by the council. This award is subject to the capital budget being approved by the Cabinet Member for Social Regeneration, Great Estates and New Council Homes, which is being approved separately.

**PART A – TO BE COMPLETED FOR ALL DELEGATED DECISIONS**

Under the powers delegated to me in accordance with the council's Contract Standing Orders, I authorise action in accordance with the recommendation(s) contained in the above report.



7 May 2019

Signature

Date.....

**Michael Scorer, Strategic Director of Housing and Modernisation**

**PART B – TO BE COMPLETED BY THE DECISION TAKER FOR:**

- 1) All key decisions taken by officers
- 2) Any non-key decisions which are sufficiently important and/or sensitive that a reasonable member of the public would reasonably expect it to be publicly available.

<b>1. DECISION(S)</b>
As set out in the recommendations of the report.

<b>2. REASONS FOR DECISION</b>
As set out in the report.

<b>3. ALTERNATIVE OPTIONS CONSIDERED AND REJECTED BY THE OFFICER WHEN MAKING THE DECISION</b>
Not applicable.

<b>4. ANY CONFLICT OF INTEREST DECLARED BY ANY CABINET MEMBER WHO IS CONSULTED BY THE OFFICER WHICH RELATES TO THIS DECISION</b>
No.

<b>5. NOTE OF ANY DISPENSATION GRANTED BY THE MONITORING OFFICER, IN RESPECT OF ANY DECLARED CONFLICT OF INTEREST</b>
<i>If a decision taker or cabinet member is unsure as to whether there is a conflict of interest they should contact the legal governance team for advice.</i>
No

<b>6. DECLARATION ON CONFLICTS OF INTERESTS</b>
<p><b>I declare that I was informed of no conflicts of interests.*</b></p> <p><b>or</b></p> <p><del><b>I declare that I was informed of the conflicts of interests set out in Part B4.*</b></del></p> <p>(* - Please delete as appropriate)</p>

## BACKGROUND DOCUMENTS

Background documents	Held At	Contact
Gateway 1 Procurement Strategy Approval- SRPP Lot B - Copeland Carpark Re-Procurement	Capital Works, Housing and Regeneration Development	Evelyn Thomas 0207 525 1643
<a href="#">G1 Copeland Road Procurement Open Final v24 (2).pdf</a>		
Link:		

## APPENDICES

No	Title
Appendix 1	Value for Money Statement

## AUDIT TRAIL

<b>Lead Officer</b>	Bruce Glockling, Head of Regeneration	
<b>Report Author</b>	Evelyn Thomas, Project Coordinator	
<b>Version</b>	Final	
<b>Dated</b>	25 <sup>th</sup> April 2019	
<b>Key Decision?</b>	Yes	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments Sought</b>	<b>Comments included</b>
Strategic Director of Finance and Governance	Yes	Yes
Head of Procurement	Yes	Yes
Director of Law and Democracy	Yes	Yes
<b>Contract Review Boards</b>		
Departmental Contract Review Board	Yes	Yes
Corporate Contract Review Board	Yes	Yes
<b>Cabinet</b>	N/a	N/a
<b>Date final report sent to Constitutional Team</b>	7 May 2019	

**BACKGROUND DOCUMENT – CONTRACT REGISTER UPDATE - GATEWAY 2**

Contract Name	Copeland Carpark Procurement Contract
Contract Description	Design and construction of 67, one, two and three bedroom flats within 4 - 8 storey development with associated parking, cycle and refuse/ recycling stores and landscaping including re-provision of (enlarged) ball court
Contract Type	The Joint Contracts Tribunal Limited 2016 (JCT 2016)
Lead Contract Officer (name)	Evelyn Thomas
Lead Contract Officer (phone number)	020 7525 1643
Department	Education, Housing Regeneration and Capital Works.
Division	Chief executive
Procurement Route	Direct Appointment via Hyde Main Contractor and MMC Framework
EU CPV Code (if appropriate)	
Departmental/Corporate	
Fixed Price or Call Off	Fixed Price
Supplier(s) Name(s)	Purelake New Homes Ltd
Contract Total Value	£16,654,772
Contract Annual Value	£16,654,772
Contract Start Date	09 May 2019
Initial Term End Date	30 December 2020
No. of Remaining Contract extensions	n/a
Contract Review Date	n/a
Revised End Date	n/a
SME/ VCSE (If either or both include Company Registration number and/or registered charity number)	Company No. 02695040
Comments	
London Living Wage	Yes

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