

<b>Item No.</b>	<b>Classification:</b> Open	<b>Date:</b> 20 January 2022	<b>Meeting Name:</b> Strategic Director of Housing and Modernisation
<b>Report title:</b>		<b>Gateway 2 - Contract Award Approval</b> Works Contract for the New Homes Delivery programme – Slippers Place Estate Car Park SE16 2ES	
<b>Ward(s) or groups affected:</b>		North Bermondsey	
<b>From:</b>		Director of New Homes	

## RECOMMENDATION(S)

That the Strategic Director of Housing and Modernisation:

1. Approves the award of works contract for Slippers Place, to Glenman Corporation Ltd for contract sum of £6,939,409 commencing from 31 January 2021 for a period of 74 weeks and:
  - a) Notes the changes to the procurement strategy since the original Gateway 1 procurement strategy report dated 8 July 2019, as further detailed in paragraph 4 approved by the Strategic Director of Housing and Modernisation for projects under the EU threshold for works of £4.5m for which procurements have commenced before May 2023.
  - b) Notes that this scheme will be subsidised with grant funding from the Greater London Authority (GLA).

## BACKGROUND INFORMATION

2. Planning permission was granted on 22 November 2021 for the construction of 18 council homes for council rent planning reference number 21/AP/1615. The units will be provided within an eight storey block on an existing car park consisting of seven x 1 bed, seven x 2 bed, and four x 3 bed flats including one accessible wheelchair unit. The works will involve the demolition of pram sheds, new plant room, cycle storage new bin and one disabled parking bay.
3. As the scheme is to deliver affordable housing, no VAT considerations will apply.
4. The original Gateway 1 report dated 8 July 2019, estimated a contract value in the sum of £2,770,000 to deliver 12 units. Further design and development work has progressed the scheme from RIBA stages 0-3 which

has increased the scope of works and number of units being delivered from 12 to 18 at an increased cost of £408,892 per unit bringing the scheme over the Public Contracts Regulations 2015 (PCR) threshold. Approval for the changes to the scheme was managed through the New Homes Delivery team key milestone review and reporting process conforming to the Gateway 1 report dated 23 July 2019, approved by the Director of Customer Experience for schemes over EU thresholds with a contract value less than £10m as detailed in paragraph 8 and 9 of the Gateway 1 report. (Appendix 2).

5. This scheme has been procured following a competitive procurement process through a framework as permitted in the Gateway 1 report dated 23 July 2019.
6. Tenders were sought based on using the JCT Design & Build Contract 2016 (with Southwark's standard amendments) together with Southwark's Employers Requirements and the Stage 3+ scheme design information.
7. A soft market testing exercise was carried out in July 2021 with contractors from the Notting Hill Genesis, Hyde and London Construction Frameworks to gauge interest in the projects. The Notting Hill Genesis framework was chosen based on the number of respondents received through the soft market testing.
8. Expression of interest (EOI) were uploaded to the portal on 5 July 2021, to all contractors listed on the Notting Hill Genesis Framework. Six EOIs was returned by the due date with one contractor confirming they would not be submitting a bid.
9. The tendering exercise was undertaken using the council e-procurement system Pro-Contract. The five contractors expressing an interest in the project were invited to tender.
10. The Invitation to Tender (ITT) was issued on 2 August 2021, the initial tender period was eight weeks this was extended for a further two week following a request from bidders to 10 weeks in total. The tender closing date was 11 October 2021 at 5pm. The sealed bid was opened by the council's legal department on 12 October 2021 at 12pm
11. The works contract will be for a fixed period of 74 weeks from the date of the transfer of site possession from the council to the contractor.
12. As part of the Council's Charter of Principles residents have been consulted throughout the design and development stages of the project and have made essential contribution to shaping the improvements to the landscaping and open space areas.

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

13.

<b>Activity</b>	<b>Completed by/Complete by:</b>
Forward Plan for Gateway 2 decision	01/07/2021
Briefed relevant cabinet member (over £100k)	15/07/2019
Approval of Gateway 1: Procurement Strategy Report	23/07/2019
Invitation to tender	26/07/2021
Closing date for return of tenders	11/10/2021
Completion of evaluation of tenders	20/10/2021
DCRB Review Gateway 2:	20/12/2021
Notification of forthcoming decision – Five clear working days	06/01/2022
Approval of Gateway 2: Contract Award Report	14/01/2022
Scrutiny Call-in period and notification of implementation of Gateway 2 decision	25/01/2022
Contract award	27/01/2022
Add to Contract Register	28/01/2022
Contract start	31/01/2022
Publication of award notice in Find a Tender Service	28/01/2022
Publication of award notice on Contracts Finder	28/01/2022
Contract completion date	30/05/2023

## **KEY ISSUES FOR CONSIDERATION**

### **Description of procurement outcomes**

14. The result of the tender process was presented to the procurement panel on 25 October 2021. The directive was to proceed with the appointment of the Glenman Corporation Ltd subject to firming up outstanding clarifications matters.
15. The pre-tender estimate was £6,721,290 which equates to a build cost of £3,980 per square metre. The employer's agent tender report concludes that the tender returned is within a reasonable parameter of their expectations when compared with projects of a similar size, complexity and location. Their assessment is that the tenders demonstrate value for money. The tender sum is broken down as below:

<b>Contractor</b>	<b>Tender Sum</b>	<b>Cost Per Unit</b>	<b>Cost Per M<sup>2</sup></b>

Glenman Corporation Ltd	£6,939,409	£474,920	£4,109
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16. The scheme has been tendered based on current employer's requirements.

### **Key/Non Key decisions**

17. This report deals with a key decision.

### **Policy implications**

18. The development of these 18 new homes aligns with the council's principles and visions for a new housing strategy which is aimed at increasing the availability, affordability and quality of homes in the borough. The new homes will play a key role in assisting the council to achieve its target of building 11,000 new homes by 2043.

### **Tender evaluation**

19. The Gateway 1 report originally advised the scoring would be 60/25/15 (price/quality/social value) and that any deviation from this scoring ratio should be decided by the Director of New Homes based on current market conditions and recent experience. The weightings for this tender evaluation was based on 60/30/10, price/quality/ social value (SV) as approved by the Director of New Homes. This was a criteria of the Notting Hill Framework and therefore the council were restricted by these terms.

20. Tenderers were required to provide information to support their quality submission that demonstrated their ability to fulfil the requirements of the contract, the questions asked were focused around the following:

- Experience 6%
- Quality and Value For Money 6%
- Capacity and Resourcing 6%
- Health & Safety/Fire Safety 6%
- Project Specific 6%
- Social Value 10%

21. The questions within the quality assessment were weighted equally and detailed in the tender evaluation assessment criteria included within the tender documents.

22. Tenderers were required to provide a contract sum, and a contract sum analysis that was evaluated by Martin Arnold.

23. The standard evaluation process of evaluating the tenders on the lowest tender submission receiving 60% was awarded to Glenman as the single supplier.

24. **Lowest Price Scoring:**

25. Price weighting is calculated by Lowest Tender Sum divided by Tender sum multiplied by 60%.
26. One tender submission was received out of the five contractors invited to tender. Two contractors withdrew out due to lack of resources, another advised that after reviewing the tender submission they were withdrawing from the process the last contractor did not provide a response as to why they would not be submitting a bid.
27. The successful tenderer submitted a contract sum that was acceptable. A summary of the evaluation is provided below:

<b>Table 1: Tender Evaluation Summary</b>						
<b>Contractor</b>	<b>Price</b>	<b>Financial Score (60%)</b>	<b>Qualitative Score (30%)</b>	<b>Social Value (10%)</b>	<b>Total Score</b>	<b>Rank</b>
Glenman Corporation Ltd	£6,939,409	58.11%	20.40%	6.67%	85.18 %	1

28. The bidder did not approach Martin Arnold for a site visit. The site itself is publicly accessible the bidder had the ability to access the site to carry out their own assessment.
29. A number of clarifications were received during the tender period. These ranged from drawing, planning, contamination and landscaping. All responses were managed through the tender portal for transparency to all bidders.

### **Tender evaluation**

30. As there was only one tender submission to evaluate this was assessed on the same basis as the tender returns received for Lomond Grove and was deemed to be acceptable and compliant with the invitation to tender requirements. Furthermore the tender return and unit costs sit within the parameters of tender returns currently being received by the New Homes Development Team for schemes of a similar size which ranges from between £3850 - £4500 per meter square. The New Homes Development Team has carried out benchmarking exercises on other schemes from other cost consultants and therefore deem the tender return to be value for money.
31. A consensus scoring sheet and scoring method was used for the evaluation.
32. The price submission and contract sum analysis (CSA) were scrutinised by the Quantity Surveyor from Martin Arnold.

33. The bidder met the quality threshold and scores i.e. minimum two out of five marks in accordance with the assessment criteria.
34. The full tender report compiled by the employer's agent can be found in the closed report.

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

35. Not applicable

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

36. The council's contract register publishes the details of all contracts over £5,000 in value to meet the obligations of the Local Government Transparency Code. The report author must ensure that all appropriate details of this procurement are added to the contract register via the eProcurement System.
37. The project clienting, including the management and administration of contractor appointment, will be run and resourced through the new homes development team in the asset management division of the housing & modernisation department. Performance of the consultant team will be subject to constant scrutiny and monthly formal review including reviews on cost, quality and programme. The officer client team will use a number of mechanisms for monitoring and controlling the financial and programme performance of the contract, including.
38. The Principal Designer role is also being undertaken by Martin Arnold so that the Council fulfils its duties under the Construction (Design & Management (CDM) regulations 2015.
39. In addition to the above a Quality Inspector will be procured to manage the construction quality, snagging and report issues such as defects.
40. There will a strict monitoring processes in place to ensure that the performance of both the contractor and the councils appointed consultants this will include:
  - Monthly site progress meetings held with the contractor and project team including review of progress against programme
  - Monthly site progress reports to be provided by the contractor
  - Monthly financial statements from the contractor which will be verified by the employments agent and quantity surveyor
  - Monthly cost plans from the quantity surveyor (to monitor the projects budget & variations)
  - Change management documentation (to capture any changes to the specification and budget )
  - Regular review of risk and issues
  - Regular review of request for information (RFI)
  - Regular tracking and tracing of critical actions/issues

- Monitoring of contractor and consultants performance
- Periodic project team 'look ahead' workshops covering key phases of work and risks.
- Annual performance reviews as required by contract standing orders

41. Payments will be made on a monthly basis of a valuation that has been verified and agreed by the employer's agent Martin Arnold.
42. Internal governance arrangements for the programme were reported to cabinet in December 2014. These confirmed that ultimate responsibility for the overall programme resides with the delivery programme board, chaired by the strategic director of housing & modernisation.

### Identified risks for the new contract

43.

RISK		RISK LEVEL	MITIGATION ACTION
1	<b>Planning Risk:</b> Delay to start on site due to onerous level of pre-planning conditions	Medium	The new homes delivery PM will assist where possible and liaise with the planning team to help mitigate delays with the discharge of all planning conditions.  A planning tracker will be in place this will be monitored on a regular basis owned by contractor and their design team.
2	<b>Site Risk:</b> Risk below the ground increasing the cost and scope	Medium	The council has received ground investigations reports to inform the foundation design.  There is a gas main running through the site quotations have been included within the tender pack for contractors to price in relation to the diversion of the pipework.  There is a Thames Water sewer running through the site a build over agreement is required. An internal report has been completed and a wayleave agreement with TW is being progressed.
3	<b>Cost Risk:</b> Risk that project cost overruns	Medium	The form of contract used for this project is a JCT Design and Build 2016 contract and the contract sum

			<p>is all-inclusive subject to any provisional sums and future variations.</p> <p>Robust project management of costs in line with the contract sum analysis.</p> <p>All the surveys which the council anticipates will be necessary have been carried out which should help militate against there being any unforeseen site conditions or abnormalities.</p> <p>There are a number of provisional sum items within the tender price relating to utilities and services connections/diversions which will be valued during the course of the contract</p> <p>There will be a change management process in place to capture any variations to the contract this will be fully scrutinised by the quantity surveyor and the project manager prior to an instruction being issued.</p> <p>On receipt of the design proposals value engineering could take place where applicable to reduce the build costs for the project.</p>
4	<p><b>Contractor Insolvency:</b> Risk the contractor goes into administration and cannot continue with the works during any stage of the programme</p>	Low	<p>The New Homes Development Team has undertaken a credit check on Glenman Corporation Ltd and is satisfied that the credit scoring is satisfactory.</p> <p>A performance bond at 10% of the contract value will be provided with this contract.</p>
5	<p><b>Contractor performance and quality risk:</b> Risk the contractor does not perform to programme and quality standard are not adhered to</p>	Low	<p>The project manager/project officer and employer's agent Martin Arnold will frequently visit to ensure works are progressing in accordance with the programme and staged payments.</p>



			The council will also appoint a Quality Inspector who will make random weekly visits to inspect the building workmanship quality
6	<b>Resourcing risk:</b> Contractor has inadequate resources and management arrangements to mobilise and deliver the contract	Low	Glenman Corporation Ltd are the preferred contractor for one further scheme within the New Homes Development Team and one with the Regeneration Team recently awarded. Glenman's director has confirmed they have adequate resources to deliver the projects. The project manager and employers agent Martin Arnold will monitor the contract and regularly review performance and resources. Should there be any major concerns with site resources this will be highlighted to the Development Manager at an early stage and if applicable escalated directly to Glenman's Director.
7	<b>Party wall risk:</b> Party wall agreement will be required	Low	The council to appoint a Party Wall Survey to commence the process of identify the properties where notices will need to be served and commence the process of issuing the award notices in a timely manner.
8	<b>Covid-19/Brexit</b>	Medium	At the time of writing there could be supply chain delays, labour shortages and new methods of working that may impact upon timescales for delivery. This will be monitored against national and local guidance on policy and supply change activity including the Construction Leadership Council (CLC) guidelines.

#### **Other considerations (For Housing Department works contracts only)**

44. The contractor has priced for 10% performance bond, of the contract value. A 5% retention will be held on the contract sum. 50% will be released at practical completion; and the remaining 50% will be released at the end of the 12 months defects liability period. Liquidated damages will be applied

to cover loss or council's costs in the event of late completion. The contractor is required to provide insolvency insurance cover.

45. The council has standard specifications in a number of areas of work and these will be used as appropriate. This will include using the council's housing design standards.

### **Community equalities (including socio-economic) and health impacts**

46. The provision of 18 new quality homes provides a positive impact on health inequalities, as the scheme is designed to current quality and space standards that will contribute towards addressing health inequalities. 50% to 100% of the new homes will be allocated to existing residents/those in housing need in the borough, residents who are living in overcrowded conditions, or unsuitable housing will benefit. In addition to this rent levels are set at council rent, that are lower than London Affordable rent levels and market rent levels making them genuinely affordable. Health and wellbeing are further addressed by providing residents with individual balconies for outdoor space, along with communal landscaping.
47. The proposals to increase the supply of affordable, good quality homes will benefit households in need from all Southwark communities, and will increase the housing options available for older people and people with disabilities.

### **Equalities and Community impact statement**

48. The 2020 Route to 11,000 Housing Strategy for Southwark, highlights an acute shortage of council housing and a continuing need for affordable housing. 20,000 residents are currently on the council's waiting list; and there are 52,597 homes in management. The borough is experiencing very high house prices that are outside the reach of many of its residents. It has the highest house prices in the housing sub-region. The average property price in the borough is £654,779 which is an increase of 3.9% in the last year. This compares with the average London property price of £603,855 which is a change of 1.4% in the last year. The rental market in the borough is also experiencing high rent levels with average lower quartile rent for a two bed in excess of £2,000 per month. The average income per house hold is £31,000, making ownership and rental options out of reach.
49. At the time of the 2011 census there were 18,547 overcrowded households in Southwark, a higher number, and a higher percentage (15.3%), than any of the other four boroughs in the sub-region. Over the period 1981-2012 the population of Southwark increased by 34%, the fastest growth in the sub-region by some margin. This helps to demonstrate a continuing need for more homes and particularly for affordable homes in the borough.

50. Cabinet agreed a new vision for Southwark through its 2013 to 2043 housing strategy which included a principle to use every tool at our disposal to increase the supply of all kinds of homes across Southwark.
51. The proposals to increase the supply of affordable, good quality homes will benefit households in need from all Southwark communities, and will increase the housing options available for older people and people with disabilities.
52. Those households in the vicinity of the new developments may experience inconvenience and disruption in the short term, whilst works are taking place but such communities will benefit in the longer term from the provision of new homes. Particularly as 50%-100% of these homes will be let to existing tenants from the local area subject to an agreed local lettings policy.
53. Local residents will continue to be consulted at each stage of the development proposals as outlined in the charter of principles agreed by cabinet in November 2014. The council will ensure that any residents affected by works will be notified prior to works commencing.

### **Climate Change Implications**

54. The development will comply with Building Regulations Part L that addresses the conservation of fuel and power, and guarantees eco-friendly efficient properties and minimise carbon emissions, as part of a drive towards a greener future.
55. The scheme will also incorporate landscape improvements. The new homes will be connected to the district wide heating centre SELCHP and will significantly exceed Southwark and the GLA policy requirements in its 80% carbon emission savings over Part L Building Regulations.

### **Social Value considerations**

56. 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 wellbeing 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.
57. The council's approach to procurement of design, development and construction process will ensure a requirement to maintain and improve the sustainability of each tendered project.
58. A low energy, efficient and cost effective building engineering services design that keeps running costs to a minimum will be an essential component of the project brief. Key considerations will include:

- Consideration of whole life-cycle costs.
  - Sustainable sourcing.
  - Incorporation of environmentally benign heating and lighting provision.
  - Provision of facilities and equipment to encourage the re-use and recycling of materials including, where practical, water recycling.
  - Ensuring projects achieve Code of Sustainable Homes criteria or any successor requirement.
59. The appointed contractor will be participating in a local employment and training initiative in line with Southwark Economic Wellbeing Strategy 2012-20. The initiative will generally conform to any local government policy including requirements set-out by the Homes and Community Agency and/or Greater London Authority that generally will encompass the contractor, wherever possible, being encouraged to employ local subcontractors and labour and shall involve the training and employment of local people. Such employment and training will be relevant to the needs of the local community.
60. Glenman Corporation Ltd social value offer included the following:
- Vacancies for the employment of four site personnel including trade workers
  - Sixteen hours volunteering time provided to support local communities
  - Forty hours to support young people into work
  - £10k towards funding community development initiatives
  - Six apprenticeship placements

### **Economic considerations**

61. The design brief for the new homes will be developed in consultation with the 'user client' officers and make it clear that the council is seeking developments that are not only attractive and functional in their design but also durable and easy to maintain with low running costs.
62. The council is an officially accredited London Living Wage (LLW) Employer and is committed to ensuring that, where appropriate, contractors engaged by the council to provide works or services within Southwark pay their staff at a minimum rate equivalent to the LLW rate. The 11,000 new homes programme is a strategically important undertaking for the council and its benefits are expected to be realised in a number of ways, including the recruitment of qualified staff, retention of staff and an improved service delivery to the council. Glenman Corporation Ltd have confirmed as part of their tender return that they pay their directly employed staff and subcontractors the London Living Wage and have processes in place to monitor this.
63. Following award, quality improvements and costs implications linked to the payment of LLW will be monitored as part of the contract review process.

## **Social considerations**

64. The new housing will provide high quality affordable housing for local people in need of accommodation. 50% of these homes will be made available to existing tenants in the local area based on an agreed local lettings policy. The remainder will be made available to other households in need of accommodation from the council's housing register. However, the council is consulting with residents about a new local lettings policy, which could mean that up to 100% of new council homes are let to local residents. However, the council is currently consulting with residents about a new local lettings policy, which could mean that up to 100% of new council homes are let to local residents.
65. The new rented homes will be let at council rent levels.
66. The contractor is obliged to work with the council's approved local employment and skills agencies to recruit borough residents into construction industry apprenticeships. The requirement outlined in the tender documents was to meet the Fairer Future criteria of 1 apprenticeship per £1m of spend; which results in six placements for this project. Glenman have confirmed in addition to the council's requirements a 13 week apprenticeship placement for one level 2 electrical apprentice will be written into the electrical subcontractor's works package.

## **Environmental/Sustainability considerations**

67. By investing in high quality, well designed buildings and estates the council aim to achieve positive impacts which will benefit the environment and increase the stock of environmentally friendly buildings within the borough.
68. As part of the design development process, there will be a requirement for environmental assessments to be completed, with a view to identifying what impact would be caused by any proposed development.

## **Market considerations**

69. The current market for construction related works is relatively buoyant due to the level of demand. However, there is a level of uncertainty in the construction industry over the impact of Brexit and high cost of material. This has made the construction industry market more competitive and contractors are more selective in terms of the projects they wish to take on choosing projects more suited to their portfolio. This is reflected in the tender returns for this project of the twenty three firms selected from the initial enquiry and EOI in July 2021 only five contractors listed on the Notting Hill Genesis Framework confirmed their intent to tender. However, when the procurement closed only one tender submission was returned.

## **Staffing implications**

70. There are no specific staffing implications to this report.

### **Financial implications**

71. The value of the contract arising from the procurement described in this forms part of a wider programme. The associated on costs include contingency routinely added to all design and build contracts to cover unknown risks.
72. The costs of delivery of new council rented homes will be financed from resources supporting the housing investment programme, including borrowing if required. Grant funding has been awarded by the GLA.
73. The remaining cost will be financed from funds supporting the Housing Investment programme which includes borrowing.

### **Investment implications**

74. The cost of this contract will be charged to the respective project cost programmed in the capital allocation for new homes delivery budgeted within the council's housing investment programme.

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

75. Not applicable

### **Legal implications**

76. Please see paragraph 82 to 85 below.

### **Consultation**

76. Resident on Slippers Place and the surrounding neighbourhood have been involved in consultation meetings with Council officers from the start of this development proposal as outlined in the Charter of Principles agreed by Cabinet in November 2014. Resident will continue to be kept up to date through the construction stage of the project residents by regular newsletters and drop-in events such as coffee mornings. The council's common place website will be also be updated on a regular basis.

### **Other implications or issues**

77. Not applicable

### **SUPPLEMENTARY ADVICE FROM OTHER OFFICERS**

#### **Strategic Director of Finance and Governance (H&M21/125)**

78. The report seeks approval from the Strategic Director of Housing and Modernisation to award the works contract for Slippers Place, to Glenman Corporation Ltd to deliver 18 new homes for a sum of £6,939,409.
79. Full detail of the financial implications and associated funding are detailed in the Closed version of the report.

### **Head of Procurement**

80. This report seeks approval from the Strategic Director of Housing and Modernisation for the works contract for Slippers Place, to Glenman Corporation Ltd for cost of £6,939,409 commencing from 31 January 2021 for a period of 74 weeks.
81. The Strategic Director of Housing and Modernisation notes the variation from gateway 1 is detailed in paragraph 4, the tender process is detailed in paragraphs 19 to 34, management and monitoring of the contract is detailed in paragraphs 36 to 42, the risks are detailed in paragraph 43, the impact of equalities, health and climate change are detailed in paragraphs 46 to 55, social value commitments are detailed in paragraph 60 and confirmation of the payment of London Living Wage is detailed in paragraph 62.

### **Director of Law and Governance**

82. This report seeks the approval of the Strategic Director of Housing and Modernisation to the award of contract for Slippers Place to Glenman Corporation Limited as further detailed in paragraph 1. At this value the award decision can be made by the relevant chief officer after consideration of the report by DCRB in accordance with Contract Standing Order 6.5.2(f).
83. The nature and value of these works are such that they are subject to the full tendering requirements of the Public Contract Regulations 2015 (PCR15). However, the council is awarding this contract having undertaken a mini-competition process via the Notting Hill framework. This was established following an EU compliant tendering process, and therefore the tendering requirements of PCR15 are satisfied. Whilst only one bid was received, the council has identified that the tender provided by Glenman Corporation Limited meets the requirements of the evaluation methodology and is deemed value for money, and it is therefore recommended for award.
84. The Strategic Director's attention is drawn to the Public Sector Equality duty (PSED General Duty) under the Equality Act 2010, which requires public bodies to have regard, when making decisions, to the need to eliminate discrimination, advance equality of opportunity and foster good relations between persons who share a relevant protected characteristic and those who do not share it. The Strategic Director is specifically referred to the community, equalities (including socio-economic) and health impacts at paragraphs 46-55 setting out the consideration that has been given to

equalities issues which should be considered when approving the recommendation in this report.

85. 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 otherwise approved by the council. Paragraphs 71-74 confirm the financial implications of this award.

**Director of Exchequer (for housing contracts only)**

86. No applicable

**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 (and as otherwise recorded in Part B below).

**Signature**...Michael Scorer..... **Date**...17 January 2022.....  
**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 that are sufficiently important and/or sensitive that a reasonable member of the public would reasonably expect it to be publicly available (see 'FOR DELEGATED DECISIONS' section of the guidance).

<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.



**3. ALTERNATIVE OPTIONS CONSIDERED AND REJECTED BY THE OFFICER WHEN MAKING THE DECISION**

Not applicable.

**4. ANY CONFLICT OF INTEREST DECLARED BY ANY CABINET MEMBER WHO IS CONSULTED BY THE OFFICER WHICH RELATES TO THIS DECISION**

No applicable

**5. NOTE OF ANY DISPENSATION GRANTED BY THE MONITORING OFFICER, IN RESPECT OF ANY DECLARED CONFLICT OF INTEREST**

*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.*

none

**6. DECLARATION ON CONFLICTS OF INTERESTS**

**I declare that I was informed of no conflicts of interests.\***

**or**

~~**I declare that I was informed of the conflicts of interests set out in Part B4.\***~~

(\* - Please delete as appropriate)

**BACKGROUND DOCUMENTS**

Background documents	Held At	Contact
Report Title: Gateway 1 Procurement Strategy for project under OJEU threshold	160 Tooley St Se1 2TZ	Rita Bailey Tel: 020 7525 1801
Link: (Link: <a href="file:///lbsth-hous1/housing_shared/Asset%20Management/New%20Homes%20Delivery%20Team/Programme/Procurement/2019%20Contractor%20Procurement/July%2019%20Gateway%201%20for%20Contractor%20Services%20Under%20OJEU%20Signed%20Version.pdf">file:///lbsth-hous1/housing_shared/Asset%20Management/New%20Homes%20Delivery%20Team/Programme/Procurement/2019%20Contractor%20Procurement/July%2019%20Gateway%201%20for%20Contractor%20Services%20Under%20OJEU%20Signed%20Version.pdf</a> )		

)		
Gateway 1 Procurement Strategy for project over OJEU threshold	160 Tooley St Se1 2TZ	Rita Bailey Tel: 020 7525 1801
Link:		<a href="file:///bsth-hou-ns1/housing_shared/Asset%20Management/New%20Homes%20Delivery%20Team/Programme/Procurement/2019%20Contractor%20Procurement/July%2019%20Gateway%2001%20for%20Contractor%20Services%20Over%20OJEU%20Signed%20Version.pdf">file:///bsth-hou-ns1/housing_shared/Asset%20Management/New%20Homes%20Delivery%20Team/Programme/Procurement/2019%20Contractor%20Procurement/July%2019%20Gateway%2001%20for%20Contractor%20Services%20Over%20OJEU%20Signed%20Version.pdf</a>

## APPENDICES

No	Title
n/a	

## AUDIT TRAIL

<b>Lead Officer</b>	Stuart Davis, Director of New Homes	
<b>Report Author</b>	Rita Bailey, Project Manager	
<b>Version</b>	Final	
<b>Dated</b>	06 January 2022	
<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 Governance	Yes	Yes
<b>Cabinet Member</b>	n/a	n/a
<b>Date final report sent to Constitutional Team</b>		17 January 2022