

Item No.	Classification: Open	Date: 14 July 2022	Meeting Name: Strategic Director of Housing and Modernisation
Report title:		Gateway 2 - Styles House New Homes SE1	
Ward(s) or groups affected:		Borough and Bankside	
From:		Managing Director, Southwark Construction	

RECOMMENDATION(S)

That the Strategic Director of Housing and Modernisation:

1. Approves the award for the contract for Phase 1 of Styles House - a 2 -part contract for the enabling and demolition works contract (demolition, relocation of live boiler room, work on existing Styles House tower, utility works, and sub-station relocation) for the Styles House Estate project to Kind and Company Ltd for a fixed fee of £2.640m to commence contract mobilisation on the 11th July 2022.

2. Note that the Phase 1 contract is split into two section with a break clause to be exercised in the event the land swap agreement with Transport for London (TfL) does not complete.

Section 1 – enabling works on LBS land only, pre land swap,
£870,000 (17 week programme)

Section 2 – enabling and demolition of LBS & TfL land, post land swap,
£1,770,000 (30 week programme)

See Appendix A

3. Approves the award of a Pre-construction Services Agreement (PSCA) to Kind and Company Ltd to develop an acceptable Contract Sum for construction for a fixed sum of £70k for a period of 24 weeks commencing on the 11th July 2022 with a target contract sum of £12.465m which will be subject to a separate Gateway 2 report approval in the future.

BACKGROUND INFORMATION

4. Southwark underground station was opened in November 1999 and was constructed to facilitate the development of a building above. Numerous proposals have been developed over the years to construct the building and have been principally hampered by the following constraints:

1. The engineering constraints and the cost of keeping the tube station open and running during the construction above

- II. The relatively small size of the tube station site which can only accommodate a small floorplate which thus impacts the business case
5. In order to make the project stack up and to pay for the substantial extra costs of building over a live station, the floorplates need to be bigger. To facilitate a larger floorplate, TfL have acquired 1 Joan Street also known as Algarve House or Platform Southwark in addition to four units in the Styles House tower and 1 of the 8 chalet units with a view to carrying out a land swap with the council. Following years of negotiations between the council and TfL on 30 April 2019 cabinet agreed a land exchange report which facilitates the construction of new council homes on council land, and the construction of employment space above the tube station on TfL land.
6. In 2016, the Styles House Tenant Management Organisation (TMO) working with the council's direct delivery team and engagement support consultant Neil Purvis appointed Bell Phillips Architects (BPA), an architect on the Peabody procurement framework for new council homes to develop a feasibility study for the construction of new homes within the estate.
7. In order to facilitate the land swap, eight chalet units on the Styles House Estate need to be demolished with the re-housing of existing residents, as well as the demolition of Algarve House on TfL's land. The land swap provides four units in Styles House tower which TfL have purchased and will be transferred to the council to form part of the decant strategy for those tenants needing to relocate from the chalets. Given the sensitivities of the scheme, the Leader of the Council and the then Cabinet Member for New Homes have given commitments at Council Assembly that residents of Styles House would have a final say on any redevelopment project on their estate which would facilitate the construction of both new council homes and the TfL office development, and would have control over the sign off of each design stage, as set out in the 30 April 2019 cabinet report.
8. On 14 May 2019, the Housing Delivery Board recommended approval for the appointment of an external development manager who could interface with both TfL and the TMO to devise a resident-led scheme for the construction of new homes within the new envelope of land provided by the 30 April 2019 cabinet report.
9. A brief for the role was jointly agreed with the TMO project board, and a short list of development management companies was put together who have relevant experience of working on both community-led schemes, and adjacent to transport infrastructure. Igloo Regeneration (Igloo) were introduced to the council by the TfL client. Tenders were jointly evaluated with residents and an interview panel which included residents elected to appoint Igloo in June 2019, and a Gateway 2 report was approved on 2 September 2019 for the appointment of Igloo, as Development Manager. Igloo then worked quickly to assemble a full design team, and to agree a final brief for the project with the TMO project board in order to submit a planning application by the end of March 2020.

10. A design team was appointed in December 2019 managed by Igloo who would develop the planning application up to submission stage, with an extension cost to completion. On 30 January 2020 the project board agreed to proceed to planning with the scheme subject to an informal TMO organised ballot. The ballot was completed on 27 February 2020 with an 81% turn out and 45 residents voting in favour of the Styles House scheme and five voting against equivalent to 90% support. This provided a strong mandate for the progression of this resident-led scheme. During the process, the residents have moved from a position of resisting any development, to voting in favour of their new housing scheme which will enable the land swap and construction of both projects – this is a significant achievement.
11. The land exchange agreement was executed on 11 August 2020 which obligates TfL to pay the council £13m linked to key completion of milestones and include planning consent (granted), signed section 106 agreements (Styles House complete, Over Station Development (OSD) nearing completion), and the stopping up order for Joan Street (submitted and underway).

Varying the land exchange due to COVID

12. The COVID 19 pandemic has had a severe impact on TfL operations, and as a result, a decision has been taken to create a separate property vehicle at arm's length to TfL which will take forward key regeneration projects such as the OSD/Styles House, and will be capable of raising investment in the open market. The timetable to set up the new property entity and to then raise funds to take forward their portfolio of projects is anticipated to complete by the end of 2023.
13. The Land Transfer Agreement is being varied in order to enable TfL to defer their final contractual payment of £12.5m (plus an estimated demolition cost of £392,500) from the December 2021 completion date to August 2027. Provision has been made for the council to cover its cost in real terms. As well as agreeing to defer payment, a side letter will also facilitate the vacant possession (at no cost to the council) of four flats in Styles House by December 2021 which will then enable council tenants in the chalets to relocate to large units in the tower.
14. The variation to the land swap agreement provides for the council to carry out the demolition works - the demolition of Chalets, Platform building, all boundary walls (to The Cut, Joan Street, Isabella St), and foundation removal to a depth of 1m (i.e. removal of foundations), ground preparation/levelling and erection of a secure hoarding and access gate. Given the constraints of the pandemic on the capacity of the TfL team, and the imperative for the council to commence the demolition and enabling works to maintain the trust of the residents, and to facilitate the relocation of the boiler house and sub-station, the most efficient option would be for the tender for council demolition works to include the scope to demolish the

Platform building and the chalets. The variation to the land exchange agreement allows for the council to complete the whole demolition scope to include Platform and the chalets, with an agreement to review the tender costs and agree the TfL contribution to the demolition works in advance noting that as well as tender costs, there will be professional fees associated with a prolonged Enabling/Demolition programme.

15. On the 14 September 2021, Housing Delivery Board (HIB) agreed to use internal borrowing to forward fund the construction of the new homes project. This will enable the council and TfL to maintain the trust of the residents of Styles House, to access match funding from the Greater London Authority (GLA), and to obtain significant benefits in terms of site access and construction, with the council able to complete the first stages of works without interfacing with the OSD contractor.
16. On the 14 December 2021 HIB approved the interest rate for the deferred land payment linked to the annually published Capital and treasury Management Strategy with a short term borrowing rate until 11 August 2025, and then average weighted rate thereafter. The Board also approved the in principle decision to enter into a Phase 1 demolition contract and PCSA, at risk in January 2022, in order to commence enabling works on 11th July 2022, in advance of the land exchange agreement.
17. Overall, the variation of the land exchange agreement, and the deferral of the land receipt, and the award of the enabling works contract is essential in order to maintain the trust of the residents of Styles House, to access match funding from the GLA, and to obtain significant benefits in terms of site access and construction, with the council able to complete the first stages of works without interfacing with the OSD contractor.

Procurement project plan Key decisions

18.

Activity	Complete by:
Brief relevant cabinet member (over £100k)	25/06/2021
Brief relevant cabinet member (over £100k)	10/01/2022
Brief relevant cabinet member	10/06/2022
DCRB Review Gateway 1:	13/01/2022
CCRB Review Gateway 1:	16/01/2022
Approval of Gateway 1: procurement strategy	10/06/2022
Issue General Exception Notice for Gateway 1	10/06/2022
Completion of tender documentation	15/05/2021
Closing date for receipt of expressions of interest	15/06/2021
Completion of short-listing of applicants	30/06/2021

Activity	Complete by:
Invitation to Tender issued	15/07/2021
Tender return date	15/10/2021
Completion of tender clarification process	23/11/2021
Completion of tender analysis	03/12/2021
DCRB Review Gateway 2: Contract award report	13/06/2022
CCRB Review Gateway 2:	23/06/2022
Notification of forthcoming decision of Gateway 2	24/06/2022
Approval of Gateway 2: Contract Award Report	04/07/2022
Contract award	04/07/2022
Add to Contract Register	04/07/2022
Add to Contracts Finder	04/07/2022
Contract start	11/07/2022
Contract completion date	30/06/2023

KEY ISSUES FOR CONSIDERATION

Description of procurement outcomes

19. Appointment of contractor to work in close partnership with the council client, development manager (Igloo), project team, Styles House TMO and TfL to deliver set of enabling and demolition works including the relocation of the boiler house and substation, demolition of garages, community hall, pram sheds, chalets and Algarve House. In tandem with the Phase 1 works, the contractor will complete a PCSA process to arrive at a final fixed price to construct a block of 25 new homes with community hall and associated landscaping.

Key/Non Key decisions

20. This report deals with a key decision.

Policy implications

21. This project will deliver 25 new council homes in lines with the council plan to increase the availability, affordability and quality of homes in the borough. The new homes will play a key in assisting the council to achieve its target of building 11,000 new homes by 2043.

Tender process

22. A meeting was held with the new homes team and their procurement consultant 21 January 2021 to discuss the best possible frameworks for tendering this contract. The council's project manager Calford Seaden (CS) analysed all of the frameworks, and the Hyde framework was selected based on the level and quality of contractors working on projects of this scale.
23. A Supplier Selection Questionnaire (SQQ) was issued to the Hyde Framework contractors on 17 May 2021 with return by 11 June 2021. The SQQ returns were analysed and four contractors were invited to submit detailed tender returns on 15 July 2021.
24. It was agreed that the tenders would be scored using a 60% weighting towards the financial scoring, and quality split 20% community engagement and 20% programme.
25. Mid-tender interviews were held w/c 9 August 2021 and clarifications were issued throughout the process. On the 30 July 2021 one of the bidder's withdrew from the process citing an inability to corporately secure insurance which would affect their ability to tender for these works.
26. A final pre-tender cost estimate was issued on the 11 October 2021 to reflect issues raised during the tender period.
27. Three tenders were received on 15 October 2021 via the CS portal which were analysed and a tender report was prepared. A six week process of tender evaluation was carried out, with discussions with each of the three contractors in order to omit as many provisional sums as possible. Kind & Co scored the highest in the evaluation process, achieving an overall score of 92% broken down into 100% for Price, 80% for Community Engagement and 80% for Programme/Innovation. The summary of scores is shown below. See closed report for full details of all evaluation scores.

	Total (nr)	Totals (%)	Ranking
Kind & co	92	92	1
Thomas Sinden	91.57	92	2
Clarita	89.64	90	3

28. Whilst the council was pleased to have received three competitive tenders from quality contractors in a very challenging marketplace, the recommended tender does exceed the initial cost estimates by the Quality Surveyor (QS) which formed the basis of the previous housing delivery board and housing investment board reports
29. The reasons for the cost escalation are being experienced across the industry and council projects. Since the pre-tender cost estimate, the

construction industry has been experiencing unprecedented issues caused by a series of events including Covid, Brexit, worldwide shipping and material supply issues, increased construction output post pandemic circa 11% (private extensions/ modifications etc), furlough of workforce, as well as diminishing skills available within the industry due to an ageing workforce and significant under investment in the next generation of skilled workers. These issues have all placed significant burdens on contractors across the UK as they seek to procure their resources and supply chains in an increasingly competitive market which has seen tender returns exceeding our approved budget.

30. The demolition and enabling works are largely in line with the council's pre-tender cost estimate. Approval is sought to proceed with these works, and to enter a PCSA to work with the design team on the RIBA Stage 4 design for Value Engineer (VE) savings and agree a contract sum for the main works.
31. In order to maintain momentum, and to secure the Phase 1 tender price obtained and which is in line with our pre-tender budget estimates, it is recommended that the council enters into the contract as soon as possible. The aim would be for the contractor to mobilise to start on site 4 July 2022, with initial works on the council land only, whilst the stopping up order is completed.

Recommendation

32. It is recommended that Kind and Company Ltd are appointed on the basis of the quality of their overall submission and previous projects delivered to a similar scale, and their overall best value. It is recommended that an appointment for enabling and demolition works is made now for a fixed fee of £2,640,000 (including provisional sum allowances).

Plans for monitoring and management of the contract

33. The contract will be managed and monitored by CS on behalf of the council.
34. 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.
35. Performance reports for the contract will be presented in line with the council's Contract Standing Orders.

Risks

- 36.

Risk	Risk Rating	Mitigation
Contaminated ground risk	Medium	Ground risk quantification analysis will be completed before the council enters into the building contract to assess provisional sum allowance
Utilities (performance)	Low	A Utility consultant has been appointed to the project, and main contractor takes on ongoing responsibility for managing utility companies. All orders have been placed to secure sub-station and other diversions
Programme	Medium	The building contract will be placed in advance of the Land Transfer agreement being concluded, target end June 2022. A grace period of a further four weeks is included in programme before TfL works need to be instructed
Works within existing Tower	Low	Some works are proposed within existing Tower building. Full consultation has been undertaken with residents to understand implications. A fire consultant has prepared detailed pre-construction information. Ongoing liaison with Southwark Fire safety surveyor is planned with contractor.
Archaeology + UXO	Low	An archaeological assessment trench and magnetometer has been included within Phase 1 contract works, to manage risk.
Reputational – not delivering the new homes promised to the community	Low	Deferred land payment enables council to relocate tenants and progress the scheme to avoiding stalling until 2025.
Construction price inflation	Medium	Successful bidder is holding their tender price and the PCSA is VE work to be carried out to bring the CSA to £12.5m.
Start at risk – land exchange does not complete	Low	The final element of the planning process which triggers the completion of the land exchange is the stopping up order for Joan Street. An initial stopping up formal consultation has been carried out by highways. All of the utility companies have indicated they would support the closure, subject to completion of diversion agreements with TfL which are now underway.

Risk	Risk Rating	Mitigation
Funding – TfL do not pay the £12.5m and do not go ahead with the OSD	Low	TfL have a contractual commitment through the land exchange agreement to make the payment. Provision will be made for a charge to be placed on the land, so that TfL cannot develop or sell the site until the deferred land payment has been paid to the council. A long-stop date of the 11 August 2022 has been agreed with TfL as final opportunity for repayment.
Insolvency – TfL cannot pay	Low	TfL are creating a purpose built property vehicle to take forward this and a number of other projects.
Resident satisfaction – scheme – The project involves the rehousing of existing residents	Medium	Extensive work has been carried out with regular community project boards which has led to a 90% ballot in support of the project. This appointment of a specialist development manager with whom they have built up trust will help to mitigate any risk that their expectations cannot be met. If the start date is delayed beyond next year resident support is likely to wane.
Procurement challenge	Low	The council will ensure compliance with the procurement regulations and the framework's call off terms.
COVID / BREXIT related supply chain issues / cost escalation	Medium	Construction has continued through the pandemic so whilst there is little risk of works being aborted, there is a risk of supply chain problems, and cost escalation especially related to labour and materials. We are seeking to fix Phase 1 price now and to enter contract to avoid further cost escalation.

Other considerations (For Housing Department works contracts only)

37. The key housing risk relates to the re-homing of existing tenants living in the chalet block which will be demolished. Four of the eight chalet tenants are waiting to be relocated to the four vacant flats in the tower which will be transferred to the council as a result of the land exchange. These tenants have waited patiently for years for this move and having supported the regeneration ballot, the imperative is to ensure they can be decanted and moved as soon as practically possible.

Community, equalities (including socio-economic) and health impacts

Community impact statement

38. Extensive consultation has been carried out Styles House TMO. Styles House new council homes project is a resident led scheme. This project will benefit the resident community by providing additional social infrastructure. This includes a new, much larger TMO hall which has direct public access off The Cut, to be made available and managed by the TMO for a wider range of community uses/rentals.
39. Southwark is a borough with high levels of deprivation, low income levels and high levels of housing need. Southwark's housing Strategy identified that there is a shortage of affordable housing in the borough, particularly of larger homes. Households from black and ethnic minority communities tend to be over-represented among those living in overcrowded, poor quality housing.
40. Cabinet agreed a new vision for the future housing strategy including a principle to use every tool at our disposal to increase the supply of all kinds of homes across Southwark.
41. The proposals to increase the supply of affordable, good quality homes will benefit households in need from all Southwark communities.
42. 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 2014.
43. The project seeks to deliver improved landscaping and greening in the communal garden space as well as improved allotments for the residents. The project will deliver significantly improved social infrastructure and alleviate pressure on social infrastructure while delivering brilliant new amenities.

Equalities (including socio-economic) impact statement

44. This project will deliver a range of strategic benefits for the council – not just the new council homes:
 - Deliver 25 council homes and estate improvements in Bankside and The Borough ward
 - Deliver a new community hall which is directly access from The Cut and can be used by all local community and cultural organisations.
 - Facilitate the redevelopment of a key development site in the London Bridge Bankside opportunity area which provides next generation green building to support green recovery post pandemic, with 2650sqm of affordable workspace.
 - Create 2100+ new permanent jobs
 - Provide £3m business rates per annum to Southwark
 - Improved public realm and security around the station and Isabella Street

45. There are no negative equalities issues arising from the construction of the new council homes, the provision of a new community hall, and improvements to the public realm. Providing a new community hall and public realm improvements will provide positive equalities and social outcomes by providing high quality space where communities can meet, interact, and build trust.

Health impact statement

46. The new council homes are of a high quality design with dual aspect windows, excellent space standards, and good quality amenity space. The homes will be well insulated with efficient modern air source heat pump heating. The landscaping within the estate is being enhanced, with an innovative community gardening package during the first phase for the residents to get involved with the planting of their own landscaping scheme. The new community meeting hall will provide a high quality meeting space, and for events and cultural projects. The opportunity for residents to get involved in gardening and community activities offers a wide range of well-being benefits.

Climate change implications

47. The new homes are car free, with close proximity to Southwark tube station to minimise transport emissions and improve air quality. We are not able to use cross laminated timber (CLT) to build the block due to high insurance premium, but are using low carbon concrete to minimise embodied carbon. Air source heat pumps will be used to heat the new homes with no gas requirement.

Social Value considerations

48. 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

49. The project will deliver 25 new council homes and create 2,100 jobs in the development with targets to get local people into work.
50. The design briefs for the new homes have been 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.
51. 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. Due to the nature of the professional service being sought those employed will be paid in excess of the LLW.

Social considerations

52. 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. Kind and Company have confirmed that they already 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.
53. The council has requested the necessary information from tenderers (using the council's standard documentation in relation to blacklisting), and each of the recommended contractors has confirmed this.
54. The contract conditions also include an express condition requiring compliance with the blacklist regulations, and include a provision to allow the contract to be terminated for breach of these requirements.
55. The project will deliver a new and enlarged community meeting hall in the housing estate and a new cultural facility for Southwark in the office scheme to encourage mixing and interaction.
56. 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.

Environmental/Sustainability considerations

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. By investing in high quality and well-designed buildings and estates the council aim is to achieve positive impacts which will benefit the environment and increase the stock of environmentally friendly buildings within the borough.
60. 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

61. A meeting was held with the new homes team and their procurement consultant 21 January 2021 to discuss the best possible frameworks for tendering this contract. The council's project manager CS analysed all of the frameworks, and the Hyde framework was selected based on the level and quality of contractors working on projects of this scale.

Staffing implications

62. The staff resources deployed to this procurement are sufficient to meet the proposed timetable.
63. The project will be resourced by existing staff, within existing budgets.
64. Officer time relating to the management of this project is funded from the capital budgets for the individual projects.

Financial implications

65. The combined value of the enabling and demolition works contract and pre construction services agreement arising from the procurement described in this report is £2,710,000 and forms part of a project to deliver 25 new homes on the Styles House Estate. The project will also have associated on costs as outlined in the closed report. A contingency sum has also been proposed as outlined in the closed report.
66. The costs of delivery of new council rented homes will be funded from GLA Building Homes for Londoners Programme grant funding and other council resources (as outlined in the closed report). The costs will be reported on the project code H-8888-0010 for effective monitoring and reporting.

Investment implications

67. The costs 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 .

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Strategic Director of Finance and Governance (H&M 22/017)

68. This report seeks approval from the Strategic Director of Housing and Modernisation to the award for the contract for Phase 1 of Styles House Estate new homes project to Kind and Company Ltd for a fixed fee of £2,640,000. The contract is for enabling and demolition works to facilitate the overall development. Approval is also sought to award Pre-construction Services Agreement (PSCA) to Kind and Company Ltd to develop an acceptable Contract Sum for construction for a fixed sum of £70,000.
69. Full details of the financial implications and associated funding are detailed in the Closed version of the report.

Head of Procurement

70. The Strategic Director of Housing and Modernisation approves the appointment of Kind and Company Ltd for enabling and demolition works for of 25 new council homes in the Styles House estate for a fixed fee of £2.64m commencing on the 11th July 2022 and approves the PSCA also to Kind and Company Ltd to develop an acceptable Contract Sum for construction for a fixed sum of £70k for a period of 24 weeks also commencing on the 11th July 2022
71. The Strategic Director of Housing and Modernisation notes the procurement exercise is detailed in paragraphs 21 to 31, management and monitoring is detailed in paragraphs 32 to 34, risks are detailed in paragraph 35, the impact on equalities, health and climate change are detailed in paragraphs 43 to 46, and confirmation of the LLW is detailed in paragraph 50.

Director of Law and Governance

72. This report seeks the approval of the Strategic Director of Housing and Modernisation to the award of the enabling and demolition works contract (demolition, relocation of live boiler room, working on existing Styles House tower, utility works, and sub-station relocation) for the Styles House Estate project to Kind and Company Ltd for a fixed fee of £2,640,000 to commence contract mobilisation on the 11th July 2022.
73. The Strategic Director's approval is also sought for the award of a Pre-construction Services Agreement (PSCA) to Kind and Company Ltd to develop an acceptable Contract Sum for construction for a fixed sum of £70,000 for a period of 24 weeks commencing on the 11th July 2022 with a target contract sum of £12,465,000 which will be subject to a separate Gateway 2 report approval in the future.

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).

1. DECISION(S)
<ul style="list-style-type: none">• Approves the appointment of Kind and Company Ltd to complete the phase 1 enabling and demolition works for the later construction of 25 new council homes in the Styles House estate for a fixed fee of £2,640,000 to commence on the 11th July 2022.• Approves the commencement of a pre-construction services agreement (PSCA) with Kind and Company Ltd to deliver the phase 2 construction of 25 new council homes and associated works for a fixed budget of £70,000 to commence on the 11th July 2022 with a target phase 2 contract sum of £12,465,000
2. REASONS FOR DECISION
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
None
5. NOTE OF ANY DISPENSATION GRANTED BY THE MONITORING OFFICER, IN RESPECT OF ANY DECLARED CONFLICT OF INTEREST
<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>
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)

* Under the Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012, the council is required to put in place a scheme for recording and publishing some officer executive decisions. This process is sometimes referred to as "Regulation 13(4)".

BACKGROUND DOCUMENTS

Background documents	Held At	Contact
30 April 2019 Cabinet report.	Regeneration team 160 Tooley Street	Georgina Barretta 07394 412346
GW 1 and 2 reports for appointment of development manager and design team	Regeneration team 160 Tooley Street	Georgina Barretta 07394 412346
Gateway 1 report for use of Hyde Framework	Regeneration team 160 Tooley Street	Dan Taylor 55450

APPENDIX 1

Appendix A	Phase One - Section 1 Early Works
Appendix B	Phase Two – Section 2 Enabling and Demolition

AUDIT TRAIL

Lead Officer	Osama Shoush, Housing Regeneration Programme Manager	
Report Author	Georgina Barretta, Project Manager	
Version	Final	
Dated	5 July 2022	
Key Decision?	Yes	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Finance and Governance	Yes	Yes
Head of Procurement	Yes	Yes
Director of Law and Democracy	Yes	Yes
Cabinet	N/a	N/a
Date final report sent to Constitutional Team		14 July 2022