

Item No.	Classification: Open	Date: 25 October 2022	Meeting Name: Strategic Director of or Housing and Modernisation
Report title:		Gateway 2 - Contract Award Approval Construction Works Contract for the New Homes Delivery Programme at Good Neighbours House, 38 Mary Datchelor Close, SE5 7AX	
Ward(s) or groups affected:		St Giles Ward	
From:		Managing Director of Southwark Construction	

RECOMMENDATION(S)

That the Strategic Director of Housing and Modernisation;

1. Approves the award of a works contract for Good Neighbours House, 38 Mary Datchelor Close, SE5 7AX to Niblock (Builders) Ltd for a contract sum of £2,932,138.05 for a period of 56 weeks from site possession commencing October 2022 until approximately November 2023.
2. Notes the proposed works comprise of the reconversion and refurbishment of an existing hostel to create 13 new self-contained flats within one 3 storey block, including general external refurbishment and landscaping works.
3. Notes the total project costs as outlined in the closed report.
4. Notes an additional contingency has been proposed as outlined in the closed report.
5. Notes the contract sum equates to a build cost as outlined in the closed report.
6. Notes Niblock (Builders) Ltd have committed that they will work with Southwark to meet the minimum requirement for the provision of apprentices as part of the commitment to the local community.
7. Notes the development will meet the targets set out by the council's Sustainable Design and Construction Supplementary Planning Document, and complies with the London Plan CO2 savings target of 35% overall.
8. Notes that there is no loss to green amenity space as a result of these works.

9. Notes that insulation upgrades to each property will improve the Standard Assessment Procedure (SAP) rating and thermal efficiency, reducing heat loss and reducing energy costs
10. Notes that the development will benefit from individual air source heat pumps as a preferred method of providing green energy to the units.

BACKGROUND INFORMATION

11. Planning application was submitted on 17 June 2022 for the provision of 13 social rent units and a decision is expected imminently. We will not award a contract until planning permission is granted. The project comprises of reconversion of existing building to create 4x1bed, 7x2bed and 2x3bed.
12. The planned procurement strategy was the subject of a Gateway 1 report which covered a number of sites which was approved by the Director of Customer Experience on 23 July 2019.
13. The Gateway 1 report approved: option A - procuring a works contract by undertaking a tender exercise using the Councils Approved Contractors List managed by EXOR.
14. The procurement strategy relates to the council's 11,000 new homes programme.
15. The tenders were sought based on a JCT Design & Build Contract 2016 including Southwark's Employers Requirements and Stage 4 scheme designs.
16. The works contract will be for a fixed period of 56 weeks from date of the transfer of site possession from the council to the contractor.

Procurement project plan (Key Decision)

Activity	Completed by/Complete by:
Forward Plan for Gateway 2 decision	05/09/2022
Briefed relevant cabinet member (over £100k)	01/09/2022
Approval of Gateway 1: Procurement Strategy Report	06/12/2021
Invitation to tender	07/03/2022
Closing date for return of tenders	09/05/2022
Completion of evaluation of tenders	25/05/2022
DCRB Review Gateway 2:	05/09/2022
Notification of forthcoming decision – Five clear working days	28/09/2022
Approval of Gateway 2: Contract Award Report	07/10/2022

Activity	Completed by/Complete by:
Scrutiny Call-in period and notification of implementation of Gateway 2 decision	14/10/2022
Debrief Notice and Standstill Period (if applicable)	21/10/2022
Contract award	28/10/2022
Add to Contract Register	28/10/2022
Contract start	04/11/2022
Publication of award notice on Contracts Finder	28/10/2022
Contract completion date	30/11/2023

KEY ISSUES FOR CONSIDERATION

Description of procurement outcomes

17. This procurement will deliver 13 new homes contributing to the council's objective of delivering 1,000 homes by 2026 and 11,000 new homes by 2043 overall.

Key/Non Key decisions

18. This report deals with a key decision.

Policy framework implications

19. The 13 new homes at Good Neighbours House, 38 Mary Datchelor Close, SE5 7AX are in line 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 overall target of building 11,000 new homes by 2043.

Tender process

20. As this scheme was under the Public Contract Regulations threshold, Southwark Construction procured this works contract via the council's approved list ensuring that opportunity has been given to local small and medium-sized contractors. A number of companies was approached in advance of the tendering exercise to ensure that if they were invited they would submit a tender. In accordance with contract standing orders five contractors were invited to tender.

21. The Invitation to Tender (ITT) was issued via the council's E portal system Pro Contract on the 7 March 2022 with the closing date for the receipt of tender submissions set as the 5 May 2022 and opened on 9 May 2022.

22. The tenders were reviewed internally by Southwark on the 29 May 2022, four of the five companies invited to tender submitted a tender.

23. The company who did not submit an initial tender advised that they had 'insufficient resources'.
24. Tender Clarifications were sought on a number of points as detailed in the Tender Report in Appendix 1 of the closed report.

Tender evaluation

25. Tenders were evaluated in accordance with the evaluation methodology, quality being evaluated by the officers from the council (Development Manager and Project Manager) and Employers Agent for the project and pricing contract sum analysis was evaluated by the consultant Quantity Surveyor for the project.
26. The price and contract sum analysis were examined by Baily Garner (appointed as Quantity Surveyor for the project). Financial checks on each tenderer were completed by the council's Finance and Governance department.
27. As detailed in the ITT documents, tenders were evaluated on the basis of the Most Economic Advantageous Tender (MEAT) using a weighted model of 65%/30%/5% price/quality/Social Value ratio.
28. Whilst the Gateway 1 report noted an evaluation of 60%/25%/15% (price/quality/social value) it included provision for these ratios to be amended with the approval of the Director of New Homes and based on the current market conditions and experience at that time. A decision was made by the Director of New Homes, following a review of our tender process in Spring/Summer 2021 to adopt an evaluation criteria of 65/30/5 Price/Quality/Social Value on schemes under £5m, and 60/30/10 on schemes over £5m providing that the framework allows.
29. 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:
1. Experience - 6%
 2. Delivery, Quality and Value for Money — 6%
 3. Capacity and Resourcing - 6%
 4. Health and Fire Safety- 6%
 5. Project Specific – 6%
30. Tenderers were required to provide information to support their Social Value submission that demonstrated their ability to fulfil the requirements of the contract, the questions asked were focused around the following:
6. Apprenticeships - 2%
 7. Local Labour— 1%

- 8. Equality and Diversity - 1%
- 9. Carbon Emissions Reduction - 1%

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

32. A summary of the outcome of the quality scores is provided in the closed report.

33. The outcome of quality scores for Niblock (Builders) Ltd was 21.60%.

34. The formula used for the price score is below:

$$\text{Price score} = 65\% \times \frac{\text{bidders form of tender price}}{\text{Form of Tender Price of the lowest bid}}$$

35. Following the evaluation of the tender returns and clarifications it was agreed to issue a tender addendum to include work items associated with Building Research Establishment Environmental Assessment Method (BREEAM) excellence rating to address both clarifications and areas where it was considered tenderers had not fully understood the scope of the works.

36. Three contractors submitted and uploaded their tender addendum submissions to the tendering portal 'Proactis' by the deadline of 10 June 2022.

37. One contractor did not respond to the tender addendum and therefore their submission was discounted.

38. The form of tender price of lowest tender was an alternative contractor to Niblock (Builders) Ltd. Niblock (Builders) Ltd and another contractor came in second and third place respectively.

39. Each tenderers price and quality scores were combined to provide a total score out of 100% as detailed in the following table:

Overall Summary — including exclusions				
Tenderer	Quality	Price	Total 100%	Rank
Company A	14.40% + 3% SV	54.53%	71.93%	3
Company C	15.60% + 1% SV	0%	16.60%	N/A
Company D	18.00% + 2.60% SV	65.00%	85.60%	2
Niblock (Builders) Ltd	21.60% + 3.80% SV	62.48%	87.88%	1

40. Tenderers were required to provide as part of their Form of Tender a contract sum and a contract sum analysis, which was scrutinised by the Employers Agent.

41. The final price submission of the tenderers and awarded points on a pro rata basis are as detailed in the following table. (full details included in the closed report).

	Niblock (Builders) Ltd
Form of Tender	£2,932,138.05
Total Award	62.48%

42. The Pre-tender cost estimate was £3,360,000. The successful tenderer submitted a contract sum of £2,932,138.05. 12.7% below the pre-tender estimate and this is considered excellent value for money.

(A full breakdown of the quality and cost scores for all tenderers on eachpackage is provided at Appendix 1 of the closed report).

43. Niblock(Builders) Ltd scored 87.88% overall which was the highest score. It is recommended that the council award this contract to Niblock (Builders) Ltd.

Plans for the transition from the old to the new contract

44. Not applicable

Plans for monitoring and management of the contract

45. The project management, including the management and administration of the contractor appointment will be run and resourced through Southwark Construction based in the New Homes Division of the Housing & Modernisation Department. Performance of the construction 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,

- Strategic cost plan, which will be regularly reviewed and updated
- Monthly site meetings and monthly progress reports
- Monthly financial statements by the contractor and verification by the Employers Agent
- Monthly appraisals of progress against-programme
- Tracking and chasing actions on critical issues
- Periodic project team 'look ahead' workshops covering key phases of work and risks
- Risk and issues log

46. Payment will be made monthly on the basis of a valuation that has been verified and agreed by the Employers Agent.

47. 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 and Modernisation.

Identified risks for the new contract

48. The below table highlights the risks that have been identified for the new contract and the approach to mitigate them.

RISK		RISK LEVEL	MITIGATION ACTION
1.	Contractor has inadequate resources and management arrangements to mobilise and deliver the contract	Low	Southwark Construction will monitor the contract and regularly review performance.
2.	Contractor risk of insolvency	Medium	Southwark Construction has undertaken a credit check and is satisfied that the credit scoring is satisfactory. The Finance department have also undertaken financial checks and are satisfied with the financial standing of the company. A performance bond for this project will be sought.
3.	Project cost overruns	Low	The contract sum is all inclusive subject to any provisional sums and future variations. All the surveys which the council anticipates will be necessary have been carried out which should help mitigate against there being any unforeseen site conditions or abnormalities. Any future variations will be fully scrutinised, justified and costed by the Employers Agent prior to instruction. Value engineering will take place where necessary to ensure that the budget is achieved.

4.	Project delivery delays resulting from discharge of planning conditions and liaison with third party organisations.	Medium	Southwark Construction will assist where possible with liaison with third parties to help mitigate delays, particularly any which may result from the discharge of planning conditions or necessary approvals from within the council. Reliance on utility companies remains a risk, particularly in relation to the relocation of the electrical substation. However the tender process tested the contractors experience in delivering construction projects, relying on successful liaison with third party organisations.
5.	Project delivery delays (general)	Medium	Liquidated ascertained damages sums have been included as part of the contract and will be claimable should the project overrun without any justification. Any extension of time will be fully scrutinised, justified and costed by the Employers Agent prior to agreement. Project progress will be monitored and slow progress will be addressed in the monthly project meetings.
6.	Contractor seeking further negotiations on contractual terms prior to entering into contract.	Low	A standard JCT works contract is being utilised, with the council's amendments to the terms clearly set out from the start of the tender process. The tender documents and clarifications during the tender process have been robust and clearly define the terms of the contract.
7.	Brexit and Covid related price increases and time delays.	High	Responsive contract management. Pro- active cost management throughout the contract and scrutinise all cost variations.

49. A performance bond will be provided for this contract.

Other considerations (For Housing Department works contracts only)

50. Southwark Council has standard specifications in a number of areas of work and these will be used as appropriate. This will include using Southwark Housing Design Standards and the Council's Employers Requirements.

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

Community impact statement

51. Southwark is a borough with high levels of deprivation, low income levels and high levels of housing need. Southwark's Housing Strategy 2009-16 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.

52. 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.

53. 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.

54. 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 at least 50% of these homes will be let to existing tenants from the local area subject to an agreed local lettings policy.

55. 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 and reviewed on 27 September 2017.

Equalities (including socio-economic) impact statement

56. The development will increase the supply of affordable, good quality homes and will benefit households in need from Southwark communities.

Health impact statement

57. The provision of 13 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.

Climate change implications

58. 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.
59. The new homes will benefit from individual air source heat pumps and mechanical and heat recovery ventilation systems. The cumulative CO2 savings on site are estimated at 40% against a Part L 2013 compliant scheme and the development will aim to achieve at least 35% reduction post-planning as required by policy. The new block will have a grid-connected photovoltaic system.
60. The proposed development complies with the London Plan CO2 savings target of 35% overall.
61. To achieve 'zero carbon' for the residential portion of the scheme, 30 tonnes per annum of regulated CO2, equivalent to 285.3 tonnes over 30 years, from the new-build domestic portion should be offset offsite.
62. Any carbon offset contributions will be subject to viability discussions and detailed design stage calculations.
63. The proposed development has been designed to meet energy policies set out by the Greater London Authority (GLA) and the London Borough of Southwark Local Plan, which demonstrates the client and the design team's commitment to enhancing sustainability of the scheme.

Social Value considerations

64. 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.
65. The council's approach to procurement of design, development and construction process will ensure a requirement to maintain and improve the sustainability of the project.

66. A low energy, efficient and cost effective building engineering services design that keeps running costs to a minimum is an essential component of the project brief. Key considerations 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 the project achieves Code of Sustainable Homes criteria or any successor requirement.

67. Niblock (Builders) Ltd will be participating in a local employment and training initiative in line with the Southwark Economic Wellbeing Strategy 2012-20. Niblock (Builders) Ltd pledged to employ local subcontractors where possible, use labour and shall offer the minimum requirement of apprenticeships, and work placement opportunities to the community.

Economic considerations

68. The design briefs 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.

69. The council is an officially accredited London Living Wage (LLW) Employer and is committed to ensuring that, where appropriate our contractors and subcontractors pay their staff at a minimum rate equivalent to the LLW rate. The Gateway 1 report dated 19 July 2019 confirmed, for the reasons stated in that report; payment of LLW was an appropriate and best value requirement for this contract. 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. Niblock (Builders) Ltd has agreed to pay the LLW. 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

70. The new housing will provide high quality affordable housing for local people in need of accommodation. At least 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.

71. The new homes will be let at social rent levels.

72. Niblock (Builders) Ltd will work with Southwark council and meet the minimum requirement of new apprentices and also provide training and work placement opportunities.

Environmental/Sustainability considerations

73. By investing in high quality and 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.

74. 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.

75. The developments will meet the targets set out by the council's Sustainable Design and Construction Supplementary Planning Document and the GLA. Key sustainability features:

- Design that minimises the demand for space conditioning, ventilation and lighting whilst mitigating overheating risks;
- Efficient design of the proposed massing, openings and internal layouts so that habitable spaces across the site benefit from abundant daylight and sunlight levels, are naturally ventilated and passively cooled;
- The specification of water efficient fittings to limit water consumption to less than 105 litres per person per day for domestic uses;
- The protection of natural features of ecological value and the improvement of biodiversity on site through wild-flower roofs, terrace planting and soft landscaping;
- The incorporation of Sustainable Urban Drainage Systems (SUDS) in the form of green roofs;
- Effective air, noise, water and land pollution management and control: the development is not expected to have any significant adverse effects to air, noise, land or watercourses;
- Considerate construction practices and the efficient management of construction and operational waste.

Market considerations

76. The market for construction related construction services is well developed. Of the five companies from the Council's Works Approved list invited to tender, only three responded in full and subsequently provided a bid. This level of response is considered to be sufficient.

Staffing implications

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

Financial implications

78. The value of the works contract arising from the procurement described in this report is £2,932,138 which forms part of a wider programme. The project will also have associated on costs as outlined in the closed report.
79. A risk pot contingency/provisional sum has been proposed as outlined in the closed report.
80. The costs of delivery of new council rented homes will be funded from £800,000 GLA Building Homes for Londoners Programme grant funding and other council resources, potentially developer contributions under section 106 and borrowing. The costs will be reported on the project code H-8888-9805 for effective monitoring and reporting. The budget will be from the allocated budget for New Build.
81. There is currently an existing building on this site that will need to be reconfigured and converted into the new homes.
82. The table in the closed report shows the scheme costs and estimated apportioned costs of the residential units.
83. The closed report identifies the total cost of the works including fees and contingency.
84. Niblock (Builders) Ltd tender price is considered value for money and compares favourably with other Southwark hostel new homes projects within the 11,000 new homes programme.
85. For construction (works) contracts, the council is the end user in relation to Domestic Reverse Charge (DRC) and notification of this will be included in the letter of award to the successful contractor.
- 85 The table in the closed report shows the expected spend profile:

Investment implications

86. 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.

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

87. A MINT credit check has been undertaken by the council's finance department.

Legal implications

88. Please see concurrent from the Director of Law and Governance.

Consultation

89. Local residents were consulted at each stage of the development through a range of methods as outlined in the Charter of Principles agreed by cabinet in November 2017.

Other implications or issues

90. Not applicable

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Strategic Director of Finance and Governance (H&M22/078)

91. The report seeks approval from the Strategic Director of Housing and Modernisation to award the construction of the 13 new homes works contract for Good Neighbours House, 38 Mary Datchelor Close, SE5 7AX to Niblock (Builders) Ltd for a contract sum of £2,932,138.

92. Full details of the financial implications and associated funding are detailed in the Closed version of the report.

Head of Procurement

93. This report seeks approval from the the Strategic Director of Housing and Modernisation to award the works contract for Good Neighbours House, 38 Mary Datchelor Close, SE5 7AX to Niblock (Builders) Ltd for a sum of £2,932,138.05 for a period of 56 weeks from site possession commencing October 2022 until approximately November 2023. This procurement process complies with the Public Contract Regulations 2015 and the councils contract standing orders.

94. The Strategic Director of Housing and Modernisation notes the details of the procurement exercise are detailed in paragraphs 20 to 43, monitoring and management of the contract is detailed in paragraphs 45 to 47, the risks are detailed in paragraph 48, the impact on qualities, health and climate change are detailed in paragraphs 56 to 63, social value commitments are detailed in paragraph 67 and confirmation of the payment of LLW is detailed in paragraph 69.

Director of Law and Governance

95. This report seeks the approval of the Strategic Director of Housing and Modernisation to the award of contract for Good Neighbours House to Niblock (Builders) Ltd as further detailed in paragraphs 1-10. By virtue of Contract

Standing Order 6.5.2(i) this decision may be taken by the relevant chief officer or under their delegated authority.

96. At this contract value (below the Public Contract Regulation 2015 threshold) there is requirement to take all reasonable steps to obtain five tenders, and those tenders should be from the council's works approved list. As noted in paragraph 20, five organisations were invited to tender from the approved list, with four tenders being received. The council, using the evaluation methodology set out in the invitation to tender has identified the most economically advantageous tender as that provided by Niblock, who is therefore recommended for award.

97. 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 statement at paragraphs 51-57, setting out the consideration that has been given to equalities issues, which should be considered when approving the recommendations in this report.

98. 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. Paragraphs 78-86 confirm the financial implications of this award.

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....24 October 2022

Designation...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).

1. DECISION(S)

As set out in the recommendations of the report.

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

Not 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)

7. CONSIDERATION GIVEN TO WHETHER, AS A NON-KEY DECISION, THIS SHOULD BE FORWARDED TO THE CONSTITUTIONAL TEAM FOR PUBLICATION IN ACCORDANCE WITH REGULATION 13(4)*

The decision taker should consider whether although a non-key decision, the decision is sufficiently important and/or sensitive that a reasonable member of the public would reasonably expect it to be publicly available. Where there is any doubt, having considered the importance and/or sensitivity of a decision, it should be deemed that Regulation 13(4) would apply.

I consider that the decision be made available for publication under Regulation 13(4).*

or

~~I do not consider that the decision be made available for publication under Regulation 13(4).*~~

(* - 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
GW1 Contractor Procurement – Under OJEU	New Homes Development Team /160 Tooley Street	Tim Bostridge

APPENDICES

No	Title
Appendix	July 19 Gateway 1 Report for Contractor Services Under OJEU signed Version

AUDIT TRAIL

Lead Officer	Hemali Topiwala – Strategic Lead	
Report Author	Danielle Patten – Project Manager.	
Version	Final	
Dated	10 October 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 Governance	Yes	Yes
Director of Exchequer (for housing contracts only)	No	No
Cabinet Member	No	No
Contract Review Boards		
Departmental Contract Review Board	Yes	Yes
Corporate Contract Review Board	No	No
Cabinet	No	No

Date final report sent to Constitutional Team

24 October 2022