

Item No.	Classification: Open	Date: 14 November 2016	Decision Taker: Strategic Director of Housing and Modernisation
Report title:		Gateway 2 - Contract Award Approval Direct Housing Delivery (Phase 1B) – Proposed new build general needs housing at 80 Sumner Road (Block B), SE15 – appointment of contractor for Stage 2 (works contract)	
Ward(s) or groups affected:		Peckham	
From:		Head of Regeneration – Capital Works & Development	

RECOMMENDATION(S)

That the Strategic Director of Housing and Modernisation

1. Approves the award of the main works contract for the general needs housing at 80 Sumner Road (also known as Sumner Road B), SE15, to Morgan Sindall Construction and Infrastructure Ltd., in the fixed sum of £9,713,467 for a contract period of 74 calendar weeks commencing on 01 December 2016.
2. Notes that a Client-held contingency which will only be expended through a formal change order process against unforeseen risks which will be approved through a separate Gateway 3 report.
3. Notes that the award is subject to final clearance of the Contractor's Proposals by the Strategic Director of Housing and Modernisation.

BACKGROUND INFORMATION

4. The October 2012 Cabinet meeting approved proposals for developing Phase 1 of the overall programme for the direct delivery of new council housing on council owned sites as detailed below:

Phase 1A: Willow Walk.

Phase 1B: is divided into the 2 lots detailed below.

Lot 1:

- Southdown House and Gatebeck House, East Dulwich Estate;
- Clifton Estate, garage site fronting Clayton Road;
- Masterman House, garage site fronting Masterman Tower block Cator Street extra care – vacant area fronting the existing learning and resource centre; and
- Cator Street (Centre of Excellence) – refurbishment and retrofitting works to the existing learning and resource centre.

Lot 2:

- Nunhead Green Site B;
- 169 Long Lane - former Borough and Bankside housing office;
- 80 Sumner Road (Sumner Road Block A and Site B); and
- Old Kent Road/St. James Road site, which was subsequently deleted from the

programme.

5. This report is only focused on the general needs housing at Site B on 80 Sumner Road – from hereon referred to as Sumner Road B, which is one of the sites in Lot 2 of Phase 1B for the overall programme for the direct delivery of new Council housing.
6. On 28 February 2013, the Cabinet Member for Regeneration & Corporate Strategy approved the appointment of Mott MacDonald Ltd. under the iESE/GPS professional consultancy framework for multidisciplinary services for the Phase 1B development.
7. On 18 October 2013, the Cabinet Member for Regeneration & Corporate Strategy approved the appointment of Geoffrey Osborne Limited and Morgan Sindall Construction and Infrastructure Ltd. for the project sites under Lots 1 and 2 respectively, to provide pre-construction (Stage 1) services under the iESE contractor framework.
8. In January 2015, the Chief Executive approved the appointment of Morgan Sindall Construction and Infrastructure Ltd. to carry out enabling works on the whole of the 80 Sumner Road site A and B.
9. On 06 October 2015 a combined Gateway 1 and 2 report was approved by the Chief Executive for the appointment of Morgan Sindall Construction and Infrastructure Ltd. for Stage 1 (pre-construction services), which involved developing the design for Sumner Road B, packaging the works and obtaining prices in competition for construction. The pre-construction services for Morgan Sindall were subject to a separate appointment through the Pre-Construction Service Agreement (PCSA). Subject to the satisfactory completion of the pre-construction works and agreement of a contract sum, Morgan Sindall would be appointed to carry out the construction works. The subject of this Gateway 2 report is for the approval of the main contract award of Sumner Road B to Morgan Sindall Construction and Infrastructure Ltd.
10. Sumner Road B is located at the junction of Daniel Gardens and Sumner Road and comprises a six storey block of 42 flats for private sale. It is separated from 80 Sumner Road Site A (a vacant former housing site) by a new road that is to be constructed under Phase 1B (Lot 2). The site location plan can be found in Appendix 1.
11. The Council applied for and obtained planning consent for the overall Sumner Road development with 70 units of the total housing provision being Council social rent, intermediate and shared ownership flats all based at Site A, and 42 private sale flats all situated on Site B. The flats for private sale at Sumner Road B consist of 16 x 1 bed units and 26 x 2 bed units. Full planning permission was received on 15 October 2014 (14/AP/2000) for Site A with outline planning permission approved for Site B. Full planning consent for Sumner Road B was confirmed on 09 September 2016.

Procurement Project Plan

12. The procurement plan is as follows:

Activity	Completed by/Complete by:
Forward Plan for Gateway 2 decision	November 2016
Approval of Gateway 1: Procurement Strategy Report	21/01/2013
Invitation to Tender at Stage 1 iESE tender	13/03/2013
Closing date for return of Contractor's Proposals at Stage 1 iESE tender	15/04/2013
Completion of Contractor's Proposals for Sumner B	19/09/2016
Delivery Programme/Housing Investment Board approval (offline)	31/10/2016
DCRB Review Gateway 2:	14/11/2016
CCRB Review Gateway 2:	n/a
Notification of forthcoming decision – Five clear working days	14/11/2016 – 21/11/2016
Approval of Gateway 2: Contract Award Report	22/11/2016
Scrutiny Call-in period and notification of implementation of Gateway 2 decision	23/11/2016 – 29/11/2016
Contract award	30/11/2016
Add to Contract Register	30/11/2016
Add to Contracts Finder	30/11/2016
Contract start	01/12/2016
Publication of award notice in Official Journal of European (OJEU)	n/a
Contract completion date	18/05/2018

KEY ISSUES FOR CONSIDERATION

Description of procurement outcomes

13. The intended outcome of this procurement is the provision of:

- 42 general needs housing units for private sale with a mixture of 1 and 2 bedroom apartments; and
- associated external and landscape works.

Key/Non Key decisions

14. This report deals with a key decision.

Policy implications

15. The proposed developments in Phase 1B supports the overall Direct Delivery programme to develop 1,500 new Council homes by 2018. Profits from the private

sale of units at Sumner Road B can be made available for new Council homes for rent. Homes delivered as part of the Direct Delivery programme will assist in increasing the supply of good quality affordable housing and will contribute the following targets:

- Policy 5 of the Core Strategy which sets a housing target for the borough of 24,450 net new homes between 2011 and 2026 (1,630 per year);
 - The London Plan which sets the borough a housing target of 20,050 net new homes between 2011 and 2021 (2,005 per year); and
 - Core Strategy Policy 6 which sets an affordable housing target of 8,558 net affordable housing units between 2011 and 2026.
16. Sharing the benefits of economic growth and regeneration is an underpinning principle in implementation of the Southwark Economic Development strategy 2010 - 2016. Direct Delivery has the potential to support the strategy by engaging with housing partners and Council contractors to identify and develop entry points for priority groups to access local employment and training opportunities, promote and develop apprenticeships and work placements and embed local economic benefits into procurement.

Tender process

17. Morgan Sindall Construction and Infrastructure Ltd. was the single contractor involved in this tender process, following their success with the mini competition run at the first stage of the iESE procurement process outlined in paragraphs 7-8.
18. As stated in the Gateway 1 report, a mandatory feature of the iESE framework arrangements is the early involvement of the contractor by means of a transparent, two-stage process, in which the Contractor has the following core responsibilities:
- Stage 1 (pre-construction)
- Fully developing the consultant's design proposals from RIBA Work Stage E onwards;
 - Packaging and competitively tendering the works on an open book basis; and
 - Submitting Contractor's Proposals and Pricing Document, including the proposed contract sum, for decision by the Council.
- Stage 2 (construction)
- Carrying out and completing the works in compliance with the contract documents for:
 - Enabling works (where necessary); and
 - Main works.
19. A Gateway 2 report for the award for Stage 1 (pre-construction services) was approved on 06 October 2015. From the Stage 2 process, the Gateway 2 report for Enabling Works was approved in January 2016. This report deals with the appointment of Morgan Sindall Construction and Infrastructure Ltd. for the main contract works as detailed in the selection process in paragraphs 18 - 19 above.
20. With this two stage approach to procurement, there is an expectation and a likelihood that the contractor appointed for pre-construction services may be appointed for the works contract, subject to the formal decision of the contracting

authority to proceed. Value for money is obtained through the application of competitively tendered framework rates for main contractor's core costs (i.e. management, design, certain preliminaries and overheads and profit) and by competitive tendering of the works packages by the main contractor.

21. Information on the design and specification of the project including the enabling works packages was developed by the consultant team under the direction of the Council's external cost consultants, Mott MacDonald Ltd, which together with the overall scheme proposals were identified within the PCSA and issued to Morgan Sindall Construction and Infrastructure Ltd. during the iESE first stage tender process on 13 March 2013.
22. In April 2015 it was agreed between the parties that as the Council wished to accelerate the procurement process, Morgan Sindall would submit a fixed Lump Sum rather than detailed work packages, with the benefit of providing the Council with cost certainty. The departure from the approach adopted for the Sumner A procurement process would ensure that the risk of not being able to fix an end date, ensure cost certainty and its otherwise associated increasing inflationary costs would be mitigated. The residual risk to the Council would be reduced as the lump sum price from Morgan Sindall would include construction-related risk.

Tender evaluation

23. Morgan Sindall submitted their final offer on 26 July 2016 in the sum of £9,713,467 based on a start on site no later than Q3 of 2016, and for a duration of 74 weeks. This cost is purely for construction works and excludes any costs for enabling works, Pre-Construction Services Agreement (PCSA) fee, consultancy fees and their associated contingencies which have been approved in earlier Gateway reports. This final offer included savings as a result of cost efficiencies from site operations on Sumner Block A which is already in progress.
24. The council's external cost consultant has reviewed and benchmarked the revised cost proposal from Morgan Sindall to ensure that it meets the council's requirements in terms of value for money and reviewed it against the Sumner A contract sum analysis.
25. Morgan Sindall's revised preliminary costs, and mark-ups for insurance and overheads and profits are all in line with their stage 1 iESE tender submission and iESE framework rates respectively.
26. Based on the foregoing evaluation and the full tender evaluation report provided in the closed report, it is Mott MacDonald Ltd's view that Morgan Sindall Construction and Infrastructure Ltd.'s offer provides value for money. It is therefore recommended that the Council enter into contract with Morgan Sindall Construction and Infrastructure Ltd. for the total sum of £9,713,467 based on a 74-week programme with commencement on site no later than Quarter three 2016.

Plans for the transition from the old to the new contract

27. Not applicable.

Plans for monitoring and management of the contract

28. The project client function, including the management and administration of the

consultant and contractor appointments, will be run and resourced through the Capital Projects team in conjunction with the Housing Regeneration & Delivery team, both from within the Regeneration department. Progress with the contract works and performance of the consultant team will be subject to constant scrutiny and a formal monthly review focusing on cost, programme and quality. The experienced 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 financial statements by the consultant quantity surveyor/contractor;
- Monthly appraisals of progress against the contract programme;
- Monthly progress reports by:
 - The lead consultant;
 - Main contractor; and
 - Other design consultants.
- Monthly progress meetings on site;
- Tracking and chasing actions on critical issues;
- Monthly 'look ahead' meetings with principals / directors;
- Periodic project team 'look ahead' workshops covering key phases of work and risks; and
- Risk and issues logs.

Identified risks for the new contract

29. An assessment of risks and mitigation measures has been conducted, as follows:

	RISK	RISK LEVEL	MITIGATION ACTION
	Contractor has inadequate resources and management arrangements to deliver the works project	Low	The contractor's resources were reviewed at procurement stage and prior to appointment it was ensured that the Tenderer would deploy adequate resources and management to deliver the project and is willing to supplement additional resources, if required.
	Increased construction costs reduces viability	Low	Market tests of similar recently completed private sale properties supports the figures for this scheme.
	Property market goes in to decline resulting in reduced returns	Low	Expected continuing high demand in London justifies proceeding with the scheme.
	Delay in obtaining/failure to obtain statutory consents, e.g. planning, buildings regulations.	Low	The tender documents highlighted the need for early discussions with statutory authorities and realistic timescales for preparing, submitting and determining applications. An in-house planner has also been designated for the

RISK		RISK LEVEL	MITIGATION ACTION
			housing programme to give planning advice and co-ordinate planning application submissions. Full planning approval for Summer Road B was obtained on 09 Sept. 2016.
	Construction delays on site due to: <ul style="list-style-type: none"> • Obstructions below ground • Contamination below ground • Hidden asbestos • Time required by statutory utilities to disconnect/re-connect mains services 	Low	The enabling works contract was undertaken in order to prepare and de-risk the site in readiness for the main contract works. Desktop studies and non-intrusive surveys, undertaken to anticipate and plan for potential hazards on site, enabled a controlled and targeted approach to the enabling works.
	Insolvency of framework contractor	Low	An up-to-date Experian check was obtained which found the contractor to be at 'very low risk'. In addition to this Morgan Sindall Construction and Infrastructure Ltd. have provided a parent company guarantee, a condition of contract.

Community impact statement

30. The proposal to increase the supply of affordable, good quality homes will benefit households in need from all Southwark's communities, and will increase the housing options available for older people and people with disabilities living in Southwark.
31. Those living in the vicinity of the new developments may experience some inconvenience and disruption in the short-term, while works are taking place but that communities as a whole will benefit in the longer term from the new homes. In local areas, the effects will be eased, in part by working closely with residents on the delivery process, and also through the specific planning requirements to mitigate the effect of development in that local area.

Sustainability considerations

32. The Public Services (Social Value) Act 2012 requires the Council to consider a number of issues including how what is proposed to be procured may improve the economic, social and environmental well-being of the local area. These issues are considered in the following paragraphs which set out economic, social and environmental considerations.

Economic considerations

33. Morgan Sindall Construction and Infrastructure Ltd. will be expected to deliver direct benefits to the local community and local residents by some or all of the

following means throughout the main construction works:

- supply chain and procurement with local businesses;
- use of local labour and training initiatives, including a construction employment, skills and training scheme linked to the Council's Building London Creating Futures programme, which aims to match local residents with construction vacancies especially where these are linked to key development sites and regeneration activities;
- a commitment to offer 9 construction apprenticeships which is in proportion to the size and scale of development ; and
- corporate social responsibility and sustainability.

Social considerations

34. The project will provide new, high quality, general needs affordable housing for local people in need of suitable accommodation from the Council's housing register.
35. Morgan Sindall Construction and Infrastructure Ltd. is required to offer employment and/or training opportunities to local residents as a condition of the IESE framework agreement, discharge of which will be monitored throughout the contract.
36. Morgan Sindall Construction and Infrastructure Ltd. will carry out the works under the Considerate Contractor scheme, which seeks to minimise disturbance and disruption in the locality during the construction phase.
37. The Council is an officially accredited London Living Wage (LLW) Employer and is committed to ensuring that, where appropriate, contractors and subcontractors engaged by the Council to provide works or services within Southwark pay their staff at a minimum rate equivalent to the LLW rate. Morgan Sindall Construction and Infrastructure Ltd.'s enforcement of the LLW for this contract will result in quality improvements for the Council. These should include a more incentivised and higher calibre of multi-skilled operatives that will contribute to the delivery of works on site and will provide best value for the Council and improved staff retention. Following award, these quality improvements and any cost implications will be monitored as part of the contract review process.

Environmental considerations

38. The Code for Sustainable Homes requirements covers the construction process as well as design and specification and will set targets for minimising the adverse environmental impact of carrying out the works for each project.
39. The project brief prescribes materials and components to be specified for the works. In terms of excluded construction materials, good practice is to be adopted:
 - asbestos products: not to be specified;
 - brick slips: only to be used where cast onto pre-cast elements as risk of failure is unacceptably high;
 - man-made mineral fibre (MMMMF): the material to be encapsulated in all applications;
 - no insulation materials in which hydro fluorocarbons (HFCs) are used in their

- manufacture or application; and
 - no hardwood unless from FSC or equivalent sources.
40. 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, including locally produced materials and, where possible, timber from renewable resources;
 - incorporation of environmentally benign heating and lighting provision;
 - provision of facilities and equipment to encourage the re-use and recycling of materials including, where practicable, water recycling; and
 - ensuring project achieves Code for Sustainable Homes criteria.

Market considerations

41. Morgan Sindall Construction and Infrastructure Ltd. is a private organisation with over 250 employees over a national area of activity.

Staffing implications

42. The staff resources deployed to this procurement is sufficient to meet the proposed timetable with the project resourced by existing staff, within existing budgets.
43. Officer time relating to the management of this project is funded from existing revenue budgeted resources. Consideration will be given to an alternative treatment dependant on the current accounting rules and regulations.

Financial implications

44. The works form part of the Direct Delivery Programme. The contracted sum for the cost of works to provide 42 flats for private sale on Sumner Road Block B is £9,713,467.
45. The scheme has been run through the New Home's Delivery Team's Development Appraisal Toolkit and has approval from the Delivery Programme Board. A surplus of £4.4m is currently forecast for the scheme.
46. The anticipated annual profile of expenditure for the main works contract is as detailed in the table below:

Year	Sumner B
2016/17	£2,600,000
2017/18	£6,300,000
2018/19	£813,467
Total	£9,713,467

47. The scheme will be funded from eventual sales receipts. However, it should be noted that this funding only arrives after completion and the construction costs need to be funded elsewhere until the sales are achieved.

48. For now, £8,634,227 can be funded from the Homes for Sale budget (H-7528-2532) and the balance of £1,079,240 from other Housing resources.

Investment implications

49. All the flats at Sumner Road B will be for private sale and the Council's internal viability appraisal model included in Appendices of the closed report indicates a surplus from sales in the region of £4.4m. The consideration of the Sumner B land value of circa £2.6m would still leave a return of between £1.8m to £2m extra on what would be achieved from sale of the land. Its reinvestment would support the direct delivery of 7 new Council homes.

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

50. A check on the financial standing of Morgan Sindall Construction & Infrastructure Ltd., its parent company Morgan Sindall Group plc., and Lovells Partnerships Ltd. was carried out in September 2016. All three companies were classified as "very low risk".

Legal implications

51. Please refer to concurrent report from the Director of Law and Democracy.

Consultation

52. The design brief for general needs have been developed in consultation with '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, easy to maintain and have low running costs.
53. Public consultation was undertaken in support of the planning application for the site.

Other implications or issues

54. Morgan Sindall Construction and Infrastructure Ltd.'s tender is formulated on the basis that the works will be undertaken by their sister company, Lovell Partnerships Ltd, who are recognised specialists in house-building contracts; both companies operate under a single parent company, the Morgan Sindall Group plc. A supplementary agreement between Morgan Sindall Construction and Infrastructure Ltd. and the Council has previously been agreed with advice from the Council's legal services to give consent to Morgan Sindall Construction and Infrastructure Ltd. to sub-let the whole of the works under the contract to Lovell Partnerships Ltd in terms that protect the Council's interest. This includes responsibility for health and safety on site and the role of principal contractor under the Construction (Design and Management) Regulations 2015. The agreement satisfies health and safety requirements so that the responsibilities of Morgan Sindall Construction and Infrastructure Ltd. and Lovell Partnerships Ltd. are unambiguous. The agreement similarly resolves responsibilities in respect of the equality and diversity assessment.
55. A parent company guarantee will be provided by Morgan Sindall Group plc. in respect of the contracting subsidiary, Morgan Sindall Construction and Infrastructure Ltd.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Strategic Director of Finance and Governance (H&M16/042)

56. The report is requesting delegated approval for the main works contract for the general needs housing at 80 Sumner Road (Site B) to Morgan Sindall Construction and Infrastructure Ltd.
57. The report identifies the contract sum to be £9,713,467. The financial implications set out in paragraphs 44-58 outlines the proposed funding of the costs.
58. It is noted that the scheme will be funded from eventual sales receipts. However, the cost of the private sale units will need to be funded from the wider HIP resources during the construction, which are also required for the wider housing investment programme relating to new build and existing stock.
59. At this juncture, there is an estimated resource shortfall in the overall 2016/17 HIP (as reported to Cabinet in February 2016). Whilst this position is likely to be moderated downwards during the year as expenditure phasing and resourcing forecasts are updated in light of better information, programme commitments may need to be managed such that they match more closely the available resources in year.

Head of Procurement

60. This report seeks approval for the award of the main works contract for the general needs housing at 80 Sumner Road to Morgan Sindall Construction and Infrastructure Ltd in the sum of £9,713,467 for a contract period of 74 calendar weeks commencing on 01 December 2016.
61. This procurement was the second part of the award of the contract following the pre-construction services and enabling works on the project as a result of a mini-competition run through the IESE construction and management framework in line with the EU Regulations and the council's Contract Standing Orders.
62. Morgan Sindall's final cost proposal has been reviewed against comparative market data and the council's cost consultants have confirmed that the project represents value for money.
63. The report confirms the monitoring and management arrangements that will be in place during the life of the contract including how apprentices taken on by the contractor as a result of this contract will receive the necessary skills training.

Director of Law and Democracy

64. This report seeks the Strategic Director of Housing and Modernisation's approval to the award of the works contract for 80 Sumner Road (Site B) to Morgan Sindall, as further detailed in Recommendation 1.
65. As this contract exceeds the EU works threshold of £4.1m, it is subject to the full application of the EU procurement regulations. However the IESE framework (through which this appointment has been procured) was set up following an EU

compliant tendering process and therefore tendering through this framework satisfies those EU requirements. Morgan Sindall have previously been appointed for pre-construction and enabling works following a mini-competition through the IESE framework. When using this two stage procurement approach, there is an expectation that the chosen contractor for pre-construction services will also be appointed for the main works. However this remains subject to value for money being achieved.

66. Contract standing order 2.3 requires that no steps may be taken to award a contract unless the expenditure involved has been included in approved estimates, or has been otherwise approved by the Council. Paragraphs 44-48 confirm the financial implications of this appointment.

67. The Strategic Director of Housing and Modernisation will be aware of the Public Sector Equality Duty (PSED) under the Equality Act 2010, and when making decisions to have regard to the need to eliminate discrimination, harassment, victimisation or other prohibited conduct, and to advance equality of opportunity and foster good relations between persons who share a relevant protected characteristic and those who do not share it. The relevant characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion, religion or belief, sex and sexual orientation. The duty also applies to marriage and civil partnership but only in relation to the elimination of discrimination. The Strategic Director of Housing and Modernisation is specifically referred to the community impact statement at paragraphs 30-31 setting out the consideration that has been given to equalities issues which should be considered when agreeing this award.

FOR DELEGATED APPROVAL

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.

Signature  Date... 22/11/2016.
Gerri Scott, Strategic Director of Housing and Modernisation

BACKGROUND DOCUMENTS

Background documents	Held At	Contact
Project records	Regeneration - Capital Works, 160 Tooley Street, SE1 2QH	Alfred Akpo-Teye – 020 7525 1229
GW1 (Procurement Strategy) and GW2 (contract award) report for appointment of contractor for preconstruction services (open version)	Regeneration - Capital Works, 160 Tooley Street, SE1 2QH	Alfred Akpo-Teye – 020 7525 1229

APPENDICES

No	Title
	Location Plan

AUDIT TRAIL

Lead Officer	Bruce Glockling, Head of Regeneration – Capital Works & Development	
Report Author	Alfred Akpo-Teye, Regeneration-Capital Works	
Version	Final	
Dated	14 November 2016	
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
Contract Review Boards		
Departmental Contract Review Board	Yes	Yes
Date final report sent to Constitutional Team		22 November 2016

BACKGROUND DOCUMENT – CONTRACT REGISTER UPDATE - GATEWAY 2

Contract Name	Direct housing delivery (Phase 1B) – Proposed new build general needs housing at 80 Sumner Road, SE15 – appointment of contractor for construction of Block B
Contract Description	Main works for 80 Sumner Road, SE15 (Block B) under the iESE contractor framework.
Contract Type	Works
Lead Contract Officer (name)	Alfred Akpo-Teye
Lead Contract Officer (phone number)	020 7525 1229
Department	Chief Executive's Department
Division	Regeneration –Capital Works
Procurement Route	Single supplier negotiated tender
EU CPV Code (if appropriate)	
Departmental/Corporate	Corporate
Fixed Price or Call Off	Fixed Price
Supplier(s) Name(s)	Morgan Sindall Construction and Infrastructure Ltd.
Contract Total Value	£9,713,467
Contract Annual Value	Not applicable
Contract Start Date	December 2016
Initial Term End Date	May 2018
No. of Remaining Contract extensions	Not applicable
Contract Review Date	Not applicable
Revised End Date	Not applicable
SME/ VCSE (If either or both include Company Registration number and/or registered charity number)	
Comments	Nil
London Living Wage	Yes

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