



Report of: Council Housing Growth Programme

Report to: Director of Resources and Housing

Date: 18th October 2019

Subject: Procurement of a Design and Build Contract via the Scape framework to deliver new build Council Housing at Throstle Recreation Ground and the former Middleton Skills Centre site in Middleton

Are specific electoral wards affected? If yes, name(s) of ward(s): Middleton Park	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Has consultation been carried out?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Are there implications for equality and diversity and cohesion and integration?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Will the decision be open for call-in?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the report contain confidential or exempt information? If relevant, access to information procedure rule number: Appendix number:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Summary

1. Main issues

- This report seeks approval for the recommended procurement route to provide new build council housing, including extra care housing at Throstle Recreation Ground and the former Middleton Skills Centre site. The sites form part of the Council Housing Growth Programme (CHGP).
- The council has assessed a range of procurement options for the new housing development in Middleton and has determined that a single contractor direct call off via the Scape procurement framework is the most appropriate route, as it offers a number of features and benefits which are especially relevant in the context of this specific scheme. These are set out in this report.
- This will require authority from the Director of Resources and Housing to waive CPR 3.1.5 so that the Council Housing Growth team can deliver this scheme through a different approach than the usual arrangement through the YORbuild 2 framework.
- The report further requests Director Approval to proceed to appoint Wates (via direct call off from Scape Framework – Major Works UK) to undertake the feasibility

exercise for this scheme, with a view to entering into a Pre-Construction Services Agreement (PCSA) following successful completion of the feasibility (subject to a separate report) and then a subsequent report to enter into an NEC 3 Construction Contract.

2. Best Council Plan Implications

- Housing is one of the Best City priorities as set out in the Best Council Plan, and the Council Housing Growth Programme will directly support the following priorities by delivering additional social housing stock:
 - a. Housing of the right quality, type, tenure and affordability in the right places
 - b. Minimising homelessness through a greater focus on prevention
- The Programme will also directly contribute to ensuring that “everyone in Leeds Live(s) in good quality, affordable homes, in clean and well cared for places” which is one of the target outcomes set out in the Best Council Plan.

3. Resource Implications

- The meeting of the full council on 27th February 2019 approved an injection of £90.9m into the Council Housing Growth Programme.
- A subsequent report to 26th June 2019 Executive Board obtained approval of the proposed investment required to deliver c176 additional new build council houses, which included the general needs properties and working age adult bungalows to be delivered on the two sites in Middleton.
- This is in addition to Executive Board approval in July 2017 of a £30m investment in the delivery of council owned Extra Care Housing.
- The Council House Growth programme now has total injected funding available of £221m as at September 2019 and incorporates sufficient funding to meet the costs of delivering the development on part of Throstle Recreation Ground and the former Middleton Skills Centre site.
- Authority to spend will be sought for the scheme on completion of the pre-construction services agreement to allow greater cost certainty. This authority will be requested prior to entering into a NEC 3 Construction Contract for the scheme.

Recommendations

The Director of Resources & Housing is requested to:

- a) Grant approval to appoint Wates Construction Limited via direct call off from the Scape Framework (Major Works UK) to undertake the feasibility exercise in relation to part of Throstle Recreation Ground and the Former Middleton Skills Centre site, noting that this is at no cost to the council with the exception of any survey costs or other third party consultancy costs incurred with our prior agreement.
- b) Delegate approval to Head of Council Housing Growth Programme, as per the scheme of delegation, to approve any costs incurred through the feasibility stage for surveys or third party consultancy costs.
- c) Note that a further report will follow to outline the results of the feasibility phase and to seek Director Approval to award a Pre-Construction Services Agreement, if

appropriate with a further subsequent report for approval to spend and to enter into a NEC 3 Construction Contract.

1. Purpose of this report

- 1.1. Contract Procedure Rule (CPR) 3.1.6 states that a decision to undertake a procurement should be undertaken at the point the procurement route is chosen
- 1.2. This report seeks approval from the Director of Resources & Housing to appoint Wates via direct call off from the Scape Framework (Major Works UK) to undertake the feasibility exercise in relation to part of Throstle Recreation Ground and the former Middleton Skills Centre, with a view to entering in to a PCSA with the contractor and subsequent NEC Construction contract (both subject to separate reports).

2. Background information

- 2.1. The council has set itself a challenging target to deliver a minimum of 300 new council homes a year going forward on an ongoing basis as part of our direct contribution to an overall affordable housing target of 1,230 homes p.a. across the city from 2019.
- 2.2. The Leeds Vision for Extra Care Housing is to work with partner organisations to construct more than 1000 units of Extra Care Housing by 2028 to meet the growing demand for this accommodation type and population forecasts.
- 2.3. The delivery of Extra Care Housing through the Council Housing Growth Programme ties in closely with the Best Council Plan 2017-2018 by providing housing as the city grows and supports the delivery of the Better Lives programme through:
 - Supporting the health and well-being of older people who wish to live independently
 - Providing an alternative to residential care
 - Ensuring that older people have a wider choice of housing and care options including the provision of person centred care and support
 - Increasing the supply of specialist homes for older people that are for rent, shared ownership and for sale.
- 2.4. A report to Executive Board in December 2018 approved the delivery of extra care housing on the Throstle Recreation Ground site as the Middleton Skills centre was deemed too small for the delivery of extra care housing. A further report to Executive Board in June 2019 approved the delivery of General Needs Housing and Working age adult bungalows on Throstle Recreation Ground and general needs housing to be delivered on the Middleton Skills site. These sites were identified through the city's Site Allocation Plan (SAP), as potential locations across the city for housing developments.
- 2.5. The Council has set out its commitment to use the new financial freedoms to build much needed council homes across the city to meet the significant housing need that exists. Despite the large building programme currently underway, we still lose between 550-600 homes to right to buy applications annually and we are and will continue to seek to deliver at least 300 new homes per year to try and offset this and ensure that those in the greatest need can access affordable rented housing.
- 2.6. The Throstle Recreation Ground site is 6.3057 hectares in total. Within the site allocation plan 2.27 hectares of the site is allocated as greenspace and this is the minimum amount of the site that will be retained as greenspace. The ownership of the greenspace is split between Wades Charity (2.18 hectares) and LCC. The remainder of the site is allocated for housing within the site allocation plan.

2.7. The green space to be retained will be a minimum of 2.27 hectares as per the site allocation plan. The site currently provides provision of two football pitches, options are being considered for the re-provision and/or relocation of these pitches with the intention that at least one pitch will be retained on site and additional positive enhancements to the retained green space. Consultation will be undertaken with local residents, Sport England and other relevant stakeholders on the proposed improvements of the greenspace, including the re-provision of football pitches at the appropriate time in the project.

2.8. An indicative capacity study has been developed for both sites and we believe the sites would enable the delivery of the following house types -

No. of homes	Property type	Notes
60	Extra care housing apartments	
16	1 bed apartments for working age adults	M43 homes – wheelchair accessible
76	General needs homes (Throstle Rec. site)	M42 accessible home
22	General needs homes (Middleton Skills site)	M42 accessible home
174 homes		

3. Main issues

Procurement options appraisal

3.1. The council has embarked on its largest programme of new build construction for many decades at the end of 2018. As reported to Executive Board in June 2019, the council currently has a total programme of just under 600 new homes at various stages of procurement and construction.

3.2. In order to deliver such a large programme, the council has carefully considered the procurement options open to it and undertaken a series of market engagement events and consultations to ensure that delivery can secure competition, value for money, build quality and design excellence. At the same time we have looked at ways of spreading delivery risk and working with a range of contractors to ensure we can deliver the programme in line with our target of 300 new homes every year.

3.3. The council has predominantly utilised the Yorbuild2 procurement framework to deliver its programme over the last few years. This provides the council with a group of pre-qualified, experienced contractors who can deliver our requirements using a standard methodology and evaluation process. Under Yorbuild2 we have tended to utilise a 2

stage tender process to encourage a range of bidders to compete to win schemes. A number of our current schemes in construction and those going through procurement have used that approach.

- 3.4. However the council considers each potential scheme on its own merits, and also regularly reviews its wider procurement strategy to take on board lessons learned from previous schemes, as well as feedback from the market and industry intelligence. Adopting a range of procurement approaches and frameworks will also help us 'widen the net' and ensure we are reaching the widest possible range of potential contractors.

Procurement approach

- 3.5. Having considered the options available to the two stage tender process the council has identified that the best option recommended for this scheme would be a single contractor direct call off from a pre-qualified framework. The two sites identified will be delivered as one scheme. The primary reasons for selecting a direct call-off arrangement in this case are -

3.5.1. **Experience** – The proposed route enables us to engage with a single contractor with substantial market experience from the start of the project.

3.5.2. **Improved collaboration** - Direct call offs offer the opportunity to engage and work collaboratively with the contractor on design development in a way that is quicker than the more involved two stage tender process that the Council has used on recent projects, and means we will be able to work with the architects to encourage design innovation.

3.5.3. **Improved risk management** - Collaboration and a one team approach to working with the contractor from outset will facilitate joint identification and understanding of risks, joint development of the delivery programme, and a shared understanding of costs, and this should result in less changes during the later stages.

3.5.4. **Reduced timescales** - The direct call-off process saves time in procurement and delivery timescales which will help the council commit funding under the retained RTB receipts programme. Substantial amounts of funding are at risk of being handed back to Government this year and next, so optimising the delivery programme is also a key driver in arriving at the recommended procurement route for part of Throstle Recreation Ground and the former Middleton Skills Centre site. The direct award process facilitates accelerated access and engagement with the contractor.

Scheme specific factors

3.6. In addition the scheme on part of Throstle Recreation Ground and the former Middleton Skills Centre has a number of scheme specific factors which have been taken into account in the procurement options appraisal which are set out below;

- 3.6.1. **Design** – This project includes the delivery of a 60 unit extra care housing scheme and through this procurement route we can appoint a contractor with a track record in the delivery of extra care housing. Due to the different types of housing on the site and ensuring we provide a scheme that enables a mixed community, the direct appointment approach will benefit the project as we'll be able to play a central role in steering the design of the scheme from the offset.

3.6.2. **Engagement** - Another key requirement for this scheme is the need for a contractor with a proven track record in relation to engagement and consultation. Effective community engagement and consultation will also be a critical success factor for this scheme and therefore it is imperative that the contractor selected has a proven track record in this respect.

3.6.3. **Social value** - The council is seeking to maximise the social value impacts to be derived from the scheme, maximising the 'Leeds Pound' and ensuring as far as possible that local supply chains are utilised, and the local community benefits from the development.

Framework selection

3.7. In this scheme, the council has decided that the best framework available to provide a single contractor via a direct appointment is the Scape framework which provides full compliance with EU procurement regulations and has been through a rigorous, competitive tender process to deliver construction projects between £10m and £50m, with Wates being the appointed contractor.

3.8. The SCAPE framework includes the following features that the Council looks for when carrying out its' own procurements and utilising frameworks:

3.8.1. **Active management** - the Scape framework offers an additional layer of active management and support to address critical success factors including time, cost, quality/defects, SME engagement, health and safety (RIDDOR), Employer/Client/Supplier satisfaction and social/environmental/economic benefits including fair payment.

3.8.2. **Targets and KPIs** - Specific targets are set for local labour, local spend and engagement and spend with SMEs and micro-businesses, to make sure that the maximum benefit of the capital expenditure is felt within the local community. The Scape Key Performance Indicators (KPIs) are measured and reported on every project monthly, and this information is available to clients via an online portal.

3.8.3. **Performance audit and review** - In terms of ongoing checks, Scape undertakes audits to ensure all the contractor obligations are being met, and offer support with monthly and quarterly performance monitoring. A formal annual review is also performed by Scape to check compliance with and review evidence of key actions/legal requirements.

3.8.4. **Supply chain** - The council will be able to influence the supply chain procurement, which means we can influence factors such as stipulating requirements for local supply chain and ensure that our social value outcomes are central to the scheme and all opportunities to maximise the Leeds Pound are taken.

3.8.5. **Timescales** - The Scape Framework offers guaranteed timescales for certain elements of the process. It is anticipated that adopting this procurement route will enable us to bring the scheme forward considerably quicker than alternative procurement routes could. An expedited procurement route will also bring both programme and budget benefits, and working collaboratively with the contractor from the outset should also lead to a more robust programme both parties have contributed and committed to.

3.8.6. **Pricing, value for money and cost certainty** - In terms of pricing, value for money, and cost certainty, the Scape framework covers:

- Free Feasibility Studies - to agree client and contractor expectations for the project in terms of time, scope of the works and cost. This is done at contractor's risk (unless additional services are required e.g. surveys). One of the benefits of Scape is that the contractor undertakes the feasibility stage at no cost (with the exception of any surveys requested by LCC). At the end of the feasibility stage a 'market-informed' viability cost estimate will be provided for the scheme.
- Following successful completion of the Feasibility study, a further report will be submitted to the Director to request approval to enter into a PCSA with Wates. This will cover the design period up to the end of RIBA stage 4. Planning approval will have received by the end of the PCSA period a contract sum for the scheme will have been agreed. There will be associated fees payable during the PCSA period and these will be confirmed at the end of the feasibility stage.
- Following completion of the PCSA period, a further report will be submitted to the Director to request approval to spend for the contract sum and to enter into an NEC Construction Contract.
- Many of the core elements that make up the final contract sum, for example pre-construction costs, preliminaries, fees, hourly rates etc. are fixed at framework level. The remaining project costs are sub-contracted work packages that are tendered open book to a managed supply chain to ensure competitive tensions are maintained, by effective price benchmarking and cost targeting to achieve value for money. It balances quality with cost, not just lowest priced tendering.
- The framework rates benefit from economies of scale and reflect the collective buying power of a long term partnering arrangement

3.8.7. Scape's delivery partners have made specific Framework or Project commitments. The relevant ones are set out below:-

Social Value Return

NCF Framework Lot	Social Value Commitments
Major Works UK	<ul style="list-style-type: none"> • Develop a 4-year Social Enterprise Fund • Target cumulative spend of £2.4m with Social Enterprises • Use Community Insights Reports, the Social Value Portal to measure the Employment Skills Plan and provide a Project Impact Review on every project • Employ at least 1 Social Enterprise on every project

3.10 Funding

3.10.1 The Council House Growth programme now has total injected funding available of £221m as at September 2019 and incorporates sufficient funding to meet the costs of delivering the Throstle Recreation Ground and Middleton Skills Centre site development.

3.10.2 The costs may be funded using either retained Right to Buy Receipts, or Homes England Grant, blended with HRA borrowing. The ultimate decision about whether to apply RtB receipts, which can be used to fund up to 30% of the total scheme costs, or Homes England Grant (which would be fixed per unit) will be dependent on an assessment of which would be most beneficial for the council.

3.10.3 Given the pressures on retained Right to buy receipts in the current year it is likely that the council will opt to support this scheme with RtB Receipts. However a recommendation on this will follow in a subsequent report requesting Director approval to award the NEC construction contract and for approval to spend for the contract sum.

4. Corporate considerations

4.1 Consultation and engagement

4.1.1 **Local Ward Members** – Local ward members have been consulted about the site development proposals. The most recent meeting took place in September 2019. Officers have also advised local members in relation to green space improvements which could be delivered to the remaining greenspace on Throstle Recreation Ground.

4.1.2 Ward Members are supportive of the proposals and the proposed procurement route but have commented on the importance of the 'Leeds Pound'; ensuring a local supply chain and employment opportunities through the delivery of the scheme. Through the Scape Framework specific targets are set for local labour, local spend and engagement and spend with SMEs and micro-businesses, to make sure that the maximum benefit of the capital expenditure is felt within the local community. KPI's are collated on these targets throughout the project duration and the project team will aim to maximise the use of local sub-contractors and monitor the outputs achieved.

4.1.3 Ward Members also provided comments on any proposed road layouts on the Throstle Recreation Ground site as to avoid the creation of any rat runs. Members also support community consultation being undertaken around the public open space elements of the project.

4.1.4 To support the delivery of this scheme, the Council House Growth Team will engage with ward members at the following points, as a minimum, in the scheme development/ procurement process:

- Design Brief – Briefing on the design brief for the site and any constraints.
- Design Development – Site specific briefings will be arranged with the contractor's architect prior to planning submission.
- Award of construction contract– Briefings will be held to inform local members about the decision to award a construction contract.
- Construction Phase – Local members will be informed of the start on site date and briefed on progress regularly throughout the construction phase.

4.1.4 **Community** - Local consultation events will be arranged prior to submission of the planning application.

- 4.1.5 Pre-planning meetings will be held with officers from Planning, Highways and building control prior to the submission of the planning application.
- 4.1.6 The Executive Member for Communities has been consulted and is supportive of this scheme.

4.2 Equality and diversity / cohesion and integration

- 4.2.1 An Equality, Diversity, Cohesion and Integration (EDCI) screening was completed for this phase of the council housing new build programme and accompanied the November 2018 Executive Board report.
- 4.2.2 An Equality, Diversity, Cohesion and Integration (EDCI) screening was completed in 2017 which looked at the potential impact of the delivery of up to 200 new Extra Care homes on equality, diversity, cohesion and integration as part of the wider Council Housing Growth Programme (CHGP). The proposals reflect differences in need in relation to existing and predicted supply of Extra Care housing across the city's neighbourhoods and seek to facilitate an increase in supply to meet current and predicted localised gaps in provision. This EDCI screening document was updated for the Executive Board in December 2018.
- 4.2.3 An updated EDCI for this particular scheme has been appended at **Appendix A**.
- 4.2.4 These proposals will contribute to delivering an increase in supply of high quality, genuinely affordable homes to meet current and predicted localised gaps in affordable housing provision across the city's neighbourhoods.

4.3 Council policies and the Best Council Plan

- 4.3.1 Housing has been identified as one of the Best City priorities and this programme will directly support the following priorities: Housing of the right quality, type, tenure and affordability in the right places;
- Minimising homelessness through a greater focus on prevention;
 - Tackling fuel poverty
- 4.3.2 The project will also directly contribute to the achievement of a number of the key performance indicators the Council will use to measure success including:
- Growth in new homes in Leeds;
 - Number of affordable homes delivered;
 - Improved energy and thermal efficiency performance of houses; and
 - Number of households in fuel poverty
- 4.3.3 As well as enabling the Council to build to meet its housing needs, such a significant development programme will also contribute to delivering against our social value charter aspirations via the creation of employment, skills and apprenticeship opportunities.
- 4.3.4 The delivery of Extra Care housing underpins the Council's ambition for Leeds to be a city where people live with dignity and stay independent for as long as possible.

4.3.5 Implementing the Better Lives Programme is key to delivering the Council's 'Best Council Plan 2015-2020'. The Plan also refers to Leeds intention to "become a more efficient, enterprising and healthy organisation", which again is reflected by the move towards wider provision of extra care.

4.4 Climate Emergency

4.4.1 Leeds City Council declared a climate emergency in March 2019.

4.4.2 All of the homes being delivered via the CHGP will be built to the Leeds Standard specification which focusses on cutting carbon, improving air quality and tackling fuel poverty and which will play a key role in ensuring excellence in delivery through design quality, space standards and energy efficiency standards. It sets out challenging targets for our contractors to meet in terms of carbon emissions for these new homes.

4.4.3 In addition to this, as the programme moves forward, it will continue to explore how it can further contribute to delivering against the council's aspirations around carbon reduction and this will include, as well as implementing energy efficiency measures, considering what opportunities exist for energy generation within our schemes.

4.4.4 The programme is also committed to ensuring our new housing is delivered in sustainable locations, with due regard to considerations such as availability and proximity to public transportation, and cycling and pedestrian infrastructure.

4.4.5 The council will seek to develop a scheme that results in a 10% net gain in biodiversity for this site.

4.4.6 More detailed proposals for this scheme will follow in later reports as the design of the scheme has been developed.

4.5 Resources, procurement and value for money

4.5.1 The scheme will be delivered by the CHGP programme team. The team includes colleagues from housing management, adults & health, housing finance, land and property, property & contracts, urban design, planning, highways, parks & countryside, and all other relevant internal stakeholders in relation to this potential scheme.

4.5.2 The procurement approach will be as set out in this report.

4.5.3 Value for money will be ensured via a range of mechanisms. Many of the core cost elements are fixed upfront by the framework and these rates benefit from economies of scale and reflect the collective buying power of a long term partnering arrangement. All other project costs are sub-contracted work packages that are tendered open book to a managed supply chain to ensure competitive tensions are maintained, with effective price benchmarking and cost targeting to achieve value for money.

Revenue Savings Benefits

4.5.4 The table below models the potential benefits of placing local authority funded residents in a Generic Extra Care scheme versus the average price paid by Adults and Health for a person living in residential care provision based on current framework rates. It is evident that the Extra Care scheme will deliver significant efficiencies to Leeds City Council for each person funded by the local authority.

4.5.5 Initial financial comparisons on the average cost of residential care (local authority and independent sector provision) versus Generic Extra Care guide costs reveal that extra care, even with all care recipients having high care and support needs, provides the opportunity to realise significant system cost savings.

Assessed Care Need	Extra Care +Estimated weekly cost per resident)	Residential Care (average weekly cost per resident)	Generic Extra Care (average weekly saving per resident)
Medium (2 hrs per day)	£210.00*	£544.50**	£334.50
High (3 hrs per day)	£315.00*	£544.50	£229.50

* Average cost of care based on upper guide costs issued as part of the Extra Care package 1 tender exercise.

**Average cost of Residential care based on Local Authority and Independent Sector provision

+ Figures based on individual typical individual profiles, rather than per scheme

4.5.6 The rents for the general needs properties at Throstle Recreation Ground and Middleton Skills Centre will be set in accordance with the principles agreed at Executive Board in June 2019. These ensure that rents are set at no more than 30% of local affordable incomes in Leeds. These rents are generally 20% lower than other affordable rents which are usually set at 80% of the prevailing local market rent.

4.6 Legal implications, access to information, and call-in

4.6.1 The recommendations set out in this report are a direct consequence of a previous Key Decision (taken by Executive Board in June 2019) and therefore the proposal constitutes a Significant Operational Decision which is not subject to call in.

4.6.2 The use of the SCAPE framework has been approved by the Procurement and Commercial Services legal team.

4.7 Risk management

4.7.1 The overarching Council Housing Growth Programme is being delivered using the council's agreed project management methodology and a programme risk log will

be maintained and risks managed, monitored and escalated through the governance process as necessary.

- 4.7.2 Delivery of the proposals set out in this report will contribute to mitigating one of the council's corporate risks around failure to meet additional housing supply targets and the consequent lack of homes for people in Leeds. There remain pressures in respect of delivering new affordable housing within the city despite the relative success in the overall delivery of new homes in Leeds which remains a corporate risk for the council.
- 4.7.3 As set out above, based on current RtB rules, if the 'one-for-one' element of the receipt generated by a RTB purchase is not spent within 3 years then it must be returned to central government. This programme will contribute to mitigating this risk by utilising some of the receipts which would otherwise be at risk of being handed back.
- 4.7.4 The scheme specific risks currently identified for this project include
- 4.7.4.1 **Risk of cost increases** – Until detailed design and site investigations are undertaken, there is a risk that unforeseen ground conditions could result in additional costs. This risk is mitigated by the inclusion of provisional sums within the overall project budget and undertaking surveys at an early stage of the project (feasibility).
- 4.7.4.2 **Land ownership-** From the title checks it has been identified that WYCA own a strip of land alongside Middleton Park Avenue. This could potentially reduce the amount of developable space and affect potential access options for the site. Mitigating actions include working with WYCA to understand whether the land could be re-purchased by LCC and designing a layout that mitigates the impact of the strip of land, which could potentially see a reduction in the number of units delivered.
- 4.7.4.3 2.18 hectares of the site is owned by Wades Charity, LCC have a 999yr leasehold on this land to use as greenspace. Discussions are currently being had with Wades as to whether a land swap could be undertaken on site to relocate the greenspace on site.

5 Conclusions

- 5.1 The council has set itself a challenging target to deliver a minimum of 300 new council homes a year going forward on an ongoing basis as part of our direct contribution to an overall affordable housing target of 1,230 homes p.a. across the city from 2019.
- 5.2 The Council has set out its commitment to use the new financial freedoms to build much needed council homes across the city to meet the significant housing need that exists. Despite the large building programme currently underway, we still lose between 550-600 homes to right to buy applications annually.
- 5.3 A report to Executive Board in November 2018 approved funding to deliver c358 new build council homes, across 7 sites in Leeds, including the one at Throstle Recreation

Ground and Middleton Skills Centre. This site was one of those identified through the city's Site Allocation Plan (SAP), as potential locations across the city for housing developments.

- 5.4 The council has now identified a suitable procurement route to enable it to deliver this much needed new council housing scheme at Throstle Recreation Ground and Middleton Skills Centre and is ready to proceed.

6 Recommendations

The Director of Resources & Housing is requested to:

- a) Grant approval to appoint Wates Construction Limited via direct call off from the Scape Framework (Major Works UK) to undertake the feasibility exercise in relation to part of Throstle Recreation Ground and the Former Middleton Skills Centre site, noting that this is at no cost to the council with the exception of any survey costs or other third party consultancy costs incurred with our prior agreement.
- b) Delegate approval to Head of Council Housing Growth Programme, as per the scheme of delegation, to approve any costs incurred through the feasibility stage for surveys or third party consultancy costs.
- c) Note that a further report will follow to outline the results of the feasibility phase and to seek Director approval to award a Pre-Construction Services Agreement, if appropriate with a further subsequent report for approval to spend and to enter into a NEC Construction Contract.

6 Background documents

None.