

Delegated Decision Notice

This form is the written record of a key, significant operational or administrative decision taken by an officer.

Decision type	<input type="checkbox"/> Key Decision	<input checked="" type="checkbox"/> Significant Operational Decision	<input type="checkbox"/> Administrative Decision
Approximate value	<input type="checkbox"/> Below £500,000 <input type="checkbox"/> £500,000 to £1,000,000 <input type="checkbox"/> over £1,000,000	<input type="checkbox"/> below £25,000 <input type="checkbox"/> £25,000 to £100,000 <input type="checkbox"/> £100,000 to £500,000 <input checked="" type="checkbox"/> Over £500,000	<input type="checkbox"/> below £25,000 <input type="checkbox"/> £25,000 to £100,000
Director¹	Director of City Development		
Contact person:	Ruth Turnbull	Telephone number: 0113 378 2815	
Subject²:	Council Housing Growth Programme: Approval to enter into an Enabling Works Delivery Agreement (NEC3 Short Contract) for the Throstle Recreation Ground and the former Middleton Skills Centre scheme at Middleton, Leeds.		
Decision details³:	<p>What decision has been taken? (Set out all necessary decisions to be taken by the decision taker including decisions in relation to exempt information, exemption from call in etc.)</p> <p>The Director of City Development has granted approval to: Enter into an Enabling Works Delivery Agreement (EWDA) (NEC3 Short Contract) with Wates Construction Ltd for the sum of £1,414,725.53 to enable the completion of early design, procurement and construction activities prior to entering into the main NEC3 ECC.</p> <p>EWDA start date: 24th May 2021 Start on site date: 7th June 2021 EWDA end date: 23rd July 2021</p>		
	<p>A brief statement of the reasons for the decision (Include any significant financial, procurement, legal or equalities implications, having consulted with Finance, PACS, Legal, HR and Equality colleagues as appropriate)</p> <p>The enabling works comprise of early design, the procurement of key materials</p>		

¹ Give title of Director with delegated responsibility for function to which decision relates.

² If the decision is key and has appeared on the list of forthcoming key decisions, the title of the decision should be the same as that used in the list

³ Simply refer to supporting report where used as these matters have been set out in detail.

	<p>and sundry essential construction activities.</p> <p>These works are required prior to the Council entering into the main works contract with Wates, to ensure that there is no delay to the critical path of the programme.</p> <p>The key benefits of entering into this EWDA is that it will reduce the time Wates will need to be on site and will de-risk any programme delays and utility costs. It will also provide a Covid safe site set up from the start of the main works contract.</p> <p>The procurement of some materials has been included in the EWDA to protect the Council from rising material costs. This particularly applies to steelwork where market intelligence indicates that prices are subject to a significant increase over the next few months.</p> <p>The budget for these activities has been included in the cost plan and will reduce the value of the NEC3 ECC.</p> <p>The implications of not entering into the EWDA are a serious risk of delay to the critical path of the main works programme and an increase in costs due to rising material prices – particularly steelwork.</p>
	<p>Brief details of any alternative options considered and rejected by the decision maker at the time of making the decision</p> <p>The alternative is to undertake the activities during the NEC3 Engineering and Construction contract phase. However, this would risk a delay in the programme resulting in critical paths being missed. Also, the failure to procure raw materials, particularly steelwork as part of this EWDA risks a significant increase in our costs by the time we enter into the main works contract.</p>
<p>Affected wards:</p>	<p>Middleton Park</p>


Details of consultation undertaken⁴:	Executive Member Councillor D Coupar	
	Ward Councillors Cllr Kim Groves Cllr Paul Truswell Cllr Sharon Burke	
	Others N/A	
Implementation	Officer accountable Ruth Turnbull Proposed timescales for implementation Lead times and completion dates vary between activities. However, EWDA start date is estimated to be 24 th May 2021, with the works starting on site on 7 th June 2021 and a completion date of 23 rd July 2021.	
List of Forthcoming Key Decisions⁵	Date Added to List:- N/A	
	If Special Urgency or General Exception a brief statement of the reason why it is impracticable to delay the decision N/A	
	If Special Urgency Relevant Scrutiny Chair(s) approval Signature _____ Date _____ N/A	
Publication of report⁶	If not published for 5 clear working days prior to decision being taken the reason why not possible:	
	If published late relevant Executive member's approval Signature _____ Date _____ N/A	
Call In	Is the decision available ⁷ for call-in?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

⁴ Include details of any interest disclosed by an elected Member on consultation and the date of any relevant dispensation given.

⁵ See Executive and Decision Making Procedure Rule 2.4 - 2.6. Complete this section for key decisions only

⁶ See Executive and Decision Making Procedure Rule 3.1. Complete this section for key decisions only

⁷ See Executive and Decision Making Procedure Rule 5.1. Significant operational decisions taken by officers are never available for call in. Key decisions are always available for call in unless they have been exempted from call in under rule 5.1.3.

	<p>If exempt from call-in, the reason why call-in would prejudice the interests of the council or the public:</p> <p>N/A</p>	
<p>Approval of Decision</p>	<p>Authorised decision maker⁸ Martin Farrington, Director of City Development</p>	
	<p>Signature</p> 	<p>Date 21 May 2021</p>

⁸ Give the post title and name of the officer with appropriate delegated authority to take the decision.