

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:	Mark Denton, Head of Council Housing Growth	Telephone number: 07891 278062	
Subject²:	Council Housing Growth Programme: Approval to enter into an NEC3 Construction and Engineering contract to deliver 100 general needs houses made up of 2,3 and 4 bedroom properties, 16 x 1 bed M43 bungalows (designed for adults with Physical and Sensory impairments) and 60 Extra Care Housing at Throstle Recreation Ground and the former Middleton Skills Centre sites 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> <ol style="list-style-type: none"> 1. The Director of City Development granted approval: <ol style="list-style-type: none"> a. to enter into an NEC3 Engineering and Construction Contract (NEC3 ECC) Option A with Wates Construction Ltd for the construction of 176 new council homes at Throstle Recreation Ground and the former Middleton Skills Centre at a total value of £39,571,644; enabling a contract start date of 26th July 2021; a site access date of 26th July 2021; a forecast completion date of 21st August 2023; and b. to spend the total scheme expenditure capital scheme numbers 33103/THR and 33103/TGF to deliver 100 general needs houses made up of 2,3 and 4 bedroom properties, 16 x 1 bed M43 		

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.

bungalows (designed for adults with Physical and Sensory impairments) and 60 Extra Care apartments and associated communal facilities at the former Middleton Skills Centre sites and Throstle Recreation Ground at Middleton, Leeds.


2. This followed previous Key Decisions taken at Executive Board
 - a. on 19th December 2018 to confirm the inclusion of the Throstle Recreation Ground site to be utilised to deliver extra care Housing and;
 - b. on 26th June 2019 to include the remainder of Throstle Recreation Ground and the former Middleton Skills Centre site in the Council Housing Growth programme for the delivery of general needs housing

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)

- 1 The scheme at Throstle Recreation Ground and Middleton Skills Centre is large in value, complexity and has bespoke requirements including specialist and general housing elements, significant green space and other infrastructure works and the Council determined that early contractor design engagement would be necessary with a suitably experienced contractor partner in order to achieve successful delivery.
- 2 On 21st October 2019, approval was granted for Wates Construction Ltd to undertake a feasibility study for the scheme via the Scape Major Works UK public sector procurement framework. All costs have been subject to competition in accordance with tendered rates as part of the tender process for the Scape Framework.
- 3 The Council subsequently entered into to a Pre-Construction Services Delivery Agreement (PCSDA) with Wates on 27th April 2020 to further develop the Throstle Recreation Ground and former Middleton Skills Centre scheme and they submitted their final price and design for the site on 21st June 2021 which have now been evaluated and are being recommended for acceptance.
- 4 The Council's technical consultants Perfect Circle (a company jointly owned by Pick Everard, Gleeds and AECOM) have completed a tender report and provided a detailed commentary of the Wates submission. In their report they noted that 81% of the subcontractor work packages on this project, have been market tested through the receipt of 3 or more subcontractor

	<p>quotations.</p> <p>5 Perfect Circle has further commented that they believe this level of market testing is a fair and accurate representation of the general market and that this provides the Council, where possible, that best value has been provided to the Council throughout the pre contract commercial process.</p> <p>6 Whilst the Council recognises that the bespoke nature of the scheme means it is not easily comparable to other schemes in terms of cost/unit metrics, the Council Housing Growth team is satisfied that the scheme represents value for money and fully meets the Council's requirements for high quality, transformative, affordable housing which will meet the needs of residents and the city in respect of the specialist and general housing identified in this report delivering io diversity gain and leading energy performance including a scheme district heating network.</p>
	<p>Brief details of any alternative options considered and rejected by the decision maker at the time of making the decision</p> <p>A range of procurement options were considered for the delivery of this large value, complex scheme along with the wider programme The decision for this scheme within the programme to utilise the Scape framework enabled the Council to secure early contractor engagement on design, to manage costs and ensure the necessary expertise and capacity could be secured for the project.</p>
<p>Affected wards:</p>	<p>Middleton Park</p>
<p>Details of consultation undertaken⁴:</p>	<p>Executive Member Councillor D Coupar (Pre-AGM 20th May 2021) Cllr H Hayden Executive Member for Infrastructure and Climate (including council housing growth) from May 2021 was briefed prior to contract award on the 16th July 2021).</p> <p>Ward Councillors Cllr Judith Blake (Cllr Sharon Burke from 7th May 2021) Cllr Kim Groves Cllr Paul Truswell</p> <p>Others N/A</p>

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

Implementation	Officer accountable, and proposed timescales for implementation Mark Denton, Head of Council Housing Growth The contractor, Wates Construction Ltd, is expected to commence work following the contract start date of 26 th July 2021, with a site access date of 26 th July 2021 and a completion date of 21 st August 2023 in line with the submitted programme.		
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
	If exempt from call-in , the reason why call-in would prejudice the interests of the council or the public: N/A		
Approval of Decision	Authorised decision maker ⁸ Angela Barnicle – Chief Officer Asset Management and Regeneration		
	Signature 	Date 27 July 2021	

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.

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