

Delegated Decision Notice (DDN)

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 checked="" type="checkbox"/> £25,000 to £100,000 <input type="checkbox"/> £100,000 to £500,000 <input 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:	Liam Brook	Telephone number: 0113 378 0009	
Subject²:	Council Housing Growth Programme: Approval to procure an alternative contractor to deliver an Extra Care housing scheme at Middlecross, Armley via the SCAPE procurement framework.		
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.) The Chief Officer Asset Management & Regeneration has</p> <ul style="list-style-type: none"> a) Approved issuing an appointment letter and entering into a due diligence review with Morgan Sindall Construction Limited under the SCAPE procurement framework; and b) Noted that subject to a successful review of the project, a request to enter into a contract to deliver services of Pre-construction, Design and other Professional Services to complete RIBA 4 via the SCAPE framework for the Middlecross project will follow subject to a separate report; and c) Approved a contingency budget to enable any surveys or other necessary costs to be met as part of the initial due diligence review as detailed in confidential appendix A. <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>		

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>As a result of the existing contractor, Equans, decision to withdraw from a number of national commitments including the delivery of the Middlecross, Armley project, alternative procurement and delivery options have been considered to ensure the required programme can be met, and secure external funding support. A call-off from the SCAPE framework has been identified as the best route to meet Council objectives given the circumstances and needs of the project.</p>
	<p>Brief details of any alternative options considered and rejected by the decision maker at the time of making the decision</p> <p>Working with PACS procurement and legal services officers has identified that</p> <ol style="list-style-type: none"> i. The original competitive dialogue process would not meet our objectives; ii. The Council's default approach to utilise the Yorbuild construction framework would not best meet the Council's objectives on this occasion due to timescales and value; and iii. The SCAPE procurement framework which is also a Council approved delivery route offers the best route to delivery and meeting the Council's objectives on this occasion.
Affected wards:	Armley
Details of consultation undertaken⁴:	Executive Member - The Executive Member was briefed on 12/12/23.
	Ward Councillors - Ward members are regularly updated on the Middlecross Project and receive updates at key stages.
	Chief Digital and Information Officer ⁵ N/A
	Chief Asset Management and Regeneration Officer ⁶ Briefed on the issues and is the decision maker.
	Others Chief Officer Housing has been briefed and supports the approach being taken.
Implementation	Officer accountable, and proposed timescales for implementation Liam Brook, Project Manager, Council Housing Growth Team.
List of Forthcoming Key Decisions⁷	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
	If Special Urgency Relevant Scrutiny Chair(s) approval Signature _____ Date _____

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

⁵ See Officer Delegation Scheme (Executive Functions) CDIO must be consulted in relation to all matters relating to the Council's use of digital technology

⁶ See Officer Delegation Scheme (Executive Functions) CAMRO must be consulted in relation to all matters relating to the Council's land and buildings.

⁷ See Executive and Decision Making Procedure Rule 2.4 - 2.6. Complete this section for key decisions only

Publication of report⁸	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 _____	
Call-in	Is the decision available ⁹ 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:	
Approval of Decision	Authorised decision maker ¹⁰ Chief Officer Asset Management and Regeneration – Angela Barnicle	
	Signature 	Date 26/01/2024

⁸ See Executive and Decision Making Procedure Rule 3.1. Complete this section for key decisions only

⁹ 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.

¹⁰ Give the post title and name of the officer with appropriate delegated authority to take the decision.