

## CABINET

19<sup>th</sup> March 2019

### AWARD CRITERIA - 9 BUCKINGHAM ROAD

#### Report of the Strategic Director for Places

Strategic Aim:	Safeguarding	
Key Decision: Yes	Forward Plan Reference: FP/150219	
Exempt Information	No	
Cabinet Member(s) Responsible:	Cllr O Hemsley Portfolio Holder for Rutland One Public Estate & Growth, Tourism & Economic Development, Resources (other than Finance and Communications).	
Contact Officer(s):	Andrew Edwards, Head of Property Services	01572 758391 aedwards@rutland.gov.uk
	Rob Harbour, Deputy Director for Places	01572 720909 rharbour@rutland.gov.uk
Ward Councillors	Cllr Oliver Bird, Oakham South West	

#### DECISION RECOMMENDATIONS

That Cabinet:

1. Approves the award criteria as set out in this report
2. Delegate authority to the Chief Executive in consultation with the Portfolio Holder for Rutland One Public Estate & Growth, Tourism & Economic Development, Resources (other than Finance and Communications) and the Director of Resources to appoint a suitable contractor as a result of the tender process up to a contract value of £210k.

## 1 PURPOSE OF THE REPORT

- 1.1 To obtain Cabinet approval for the award criteria for the extension of 9 Buckingham Road and delegated authority for the appointment of the contractor to take the works forward.

## 2 BACKGROUND AND MAIN CONSIDERATIONS

- 2.1 On the 20<sup>th</sup> February 2018 Cabinet considered a report (18/2018) regarding the commuted sums held by the Council from developers totalling £419,291 for the provision of off-site affordable housing.

- 2.2 The report suggested that the first priority is the provision of a larger, affordable general needs rented accommodation of five bedrooms or more delivered through either or a combination of extension, conversion, acquisition or new construction. This is to address issues in households where there are multiple generations in occupation within a single dwelling.
- 2.3 Prior to a bidding process for external grant applications, Cabinet authorised the Chief Executive to allocate funding from within the £420,000 budget to extend a Council-owned property, creating a five or six-bedroomed house in consultation with the Portfolio Holder for Rutland One Public Estate and Growth, Tourism & Economic Development and Resources (other than Finance and Communications), subject to feasibility.
- 2.4 A property at 9 Buckingham Road was identified to deliver this objective. This property is already owned by the Council but is used as temporary accommodation. The proposal is to extend this property to provide the additional capacity necessary to accommodate a single large household.
- 2.5 Whilst the report above delegated authority to the Chief Executive to allocate funding, it did not delegate authority to agree the award criteria or appoint a contractor. This report now seeks that authority in compliance with Contract Standing Orders.

### **3 PROGRESS TO DATE**

- 3.1 Following Council approval on the 20<sup>th</sup> February 2018 work has progressed on the development of the scheme. The project will provide a ground floor extension and an extension over the garage to provide three extra bedrooms and wash facilities. The project will also extend existing driveway to accommodate one additional parking space.
- 3.2 A planning application has been submitted (ref 2018/1252/RG3) and was approved by Planning Committee on the 12<sup>th</sup> February 2019.
- 3.3 A full tender package has been prepared. Subject to the approval of the recommendations in this report the project will be advertised in accordance with RCC procurement rules.

### **4 AWARD CRITERIA**

- 4.1 The estimated cost is currently £191k. However, this will only be confirmed on receipt of tenders and to reflect the position post Brexit the proposal is to add an additional 10% to reflect uncertainty in the market. This would bring the estimated contract sum to £210k.
- 4.2 Consideration has been given to using a construction framework. However, historically they tend to be between 25% and 30% above competitively tendered prices and for this reason this approach has been discounted.
- 4.3 Given this, the works will be procured via a single stage process with the bidders tendering against drawings and specification. The tenders will be evaluated against a set of criteria which is set out below:

<b>Description</b>	<b>Question</b>	<b>% of Mark</b>
Price (P)		<b>70</b>
Quality (Q)		<b>30</b>
Q1	Quality Questions and weightings	
Q2	Understanding of the Contract Documents	10
Q3	Method Statement	5
Q4	Health and Safety	5
Q5	Programme	5
Q6	Experience of personnel assigned to the project	5
	Total	<b>30</b>

## **5 CONSULTATION**

- 5.1 Consultation has taken place internally with the Portfolio Holder and officers within the Council.

## **6 ALTERNATIVE OPTIONS**

- 6.1 Since the approval of Cabinet the only other option available is not to proceed with the works.

## **7 FINANCIAL IMPLICATIONS**

- 7.1 The funds have been previously released by Cabinet (Report No. 18/2018). There are no additional financial implications to those previously identified as a result of this report.

## **8 LEGAL AND GOVERNANCE CONSIDERATIONS**

- 8.1 Officers are not empowered by the Scheme of Delegation or Contract Standing Orders to set award criteria or award contracts of this value. This report ensures that these works are being procured in accordance with Contract Standing Orders.

## **9 DATA PROTECTION IMPLICATIONS**

- 9.1 This report seeks approval for award criteria and the eventual award of a contract. There are no Data Protection Implications.

## **10      EQUALITY IMPACT ASSESSMENT**

- 10.1      This report seeks approval for award criteria and the eventual award of a contract. There are no Equality Impact Implications.

## **11      COMMUNITY SAFETY IMPLICATIONS**

- 11.1      This report seeks approval for award criteria and the eventual award of a contract. There are no Community Safety Implications.

## **12      HEALTH AND WELLBEING IMPLICATIONS**

- 12.1      This report seeks approval for award criteria and the eventual award of a contract. There are no Health and Wellbeing Implications.

## **13      ORGANISATIONAL IMPLICATIONS**

- 13.1      There are no organisational implications.

## **14      CONCLUSION AND SUMMARY OF REASONS FOR THE RECOMMENDATIONS**

- 14.1      The proposals set out in this report will allow Rutland County Council to tender the works and appoint a contractor to undertake the works set out in this report.
- 14.2      This approach will ensure that an issue surrounding housing suitable for a Rutland family will be addressed, giving them security in the long term.

## **15      BACKGROUND PAPERS**

- 15.1      None

## **16      APPENDICES**

- 16.1      None

A Large Print or Braille Version of this Report is available upon request – Contact 01572 722577.