

Appointment of Contractor for Council House Building Programme Scheme - Staple Tye Neighbourhood Renewal



Report to:	Cabinet
Date:	13 June 2024
Portfolio Holder:	Councillor Dan Swords, Leader of the Council
Lead Officer:	James Gardner – Assistant Director- Regeneration & Commercial Development (01279) 446449
Contributing Officer:	Andrew Start – Housing Development & Regeneration Manager (01279) 446456
Key Decision:	Yes
Forward Plan:	Forward Plan number I017159
Call In:	This item is subject to call in procedures
Corporate Mission:	Rebuild our Town
Wards Affected:	Latton Bush and Stewards Sumners and Kingsmoor

Executive Summary

- A** The Council House Building Programme Cabinet Report – March 2022, set out the ambition to deliver a variety of Council owned and operated accommodation for Harlow Residents.
- B** The Staple Tye Neighbourhood Renewal Scheme delivers apartments and standard housing types across the Parnell Road, Depot Site and Former Lister House site.
- C** The Scheme also includes commercial space at the Ground Floor of the Former Lister House block, which is targeting a Community Use.

- D** Further interventions across the Staple Tye Neighbourhood Renewal Scheme includes public realm upgrades, improvements to the Cycle & Pedestrian path and soft amenity landscaping for wider community use.

Recommended that:

- A** Delegated authority is given to the Chief Executive, in consultation with the Leader of the Council, to proceed to the final construction phase of the development and agree the procurement and appointment of a main contractor for the of the Staple Tye Renewal Scheme (Parnell Road, Perry Road & the Staple Tye Depot Sites), as part of the Council House Building Programme, within the financial budget set in the approved Harlow Council Capital Programme 2024/25 - 2027/28.

Reason for decision

- A** To deliver development schemes in line with the Council House Building Programme Cabinet Report – March 2022.
- B** To deliver development schemes in line with the Council Mission to Rebuild our Town.

Other Options

- A** Construction Phase delivery could be considered via current Council Contractors; however, the complexity of design and coordination would pose significant challenge to contractors without the requisite prior experience of developments of such type and scale.

Background

1. In July 2022, the Council finalised the purchase of the derelict Parnell Road site to contribute to the Council House Building Programme.
2. The Parnell Road site, along with the sites already within the Council ownership; Former Depot Site and the Former Lister House Site (both on Perry Road), make up the Staple Tye Neighbourhood Renewal Scheme.
3. All sites have received formal Planning Approval.
4. Pre-Construction deliveries surrounding design, site preparation and discharge of planning conditions are being concluded, and formal contracting of the main construction phase via a procurement framework and associated JCT (Joint Contracts Tribunal) Contract is being finalised for the combined sites.

5. The combined sites allow for singular compound and prelim requirements to create delivery efficiencies.

Issues/Proposals

6. The Councils procurement framework is being followed to ensure a robust process has been undertaken in procuring suitable tender returns and will be evaluated by Officers with support from external Employers Agents.
7. Delegated authority to the Chief Executive in consultation with the Leader of the Council for main contractor appointment would allow for onboarding to the main construction phase and for works to begin on site.

Implications

Equalities and Diversity

The Equality Act 2010 was considered and addressed as part of the Design & Access planning submissions that relate to the Staple Tye Renewal Schemes.

Climate Change

The Staple Tye Neighbourhood Renewal scheme is being delivered to requisite design and construction methodologies in line with Part L of the Building Regulations.

Finance

The procurement will be within the financial budget, as part of the Council House Building Programme, set in the approved Harlow Council Capital Programme 2024/25 - 2027/28.
Author: Jacqueline Van Mellaerts, Deputy Section 151 Officer & Assistant Director – Finance

Governance

The Council has completed a robust procurement process (via a complaint framework) in support of the delivery phase of this scheme. Contract administration will continue to be provided by the current professional team working in partnership with officers.

Author: Julie Galvin, Monitoring Officer and Legal Services Manager

Appendices

None.

Background Papers

Council House Building Programme Cabinet Report – March 2022
Harlow Council Capital Programme 2024/24 - 2027/28

Glossary of terms/abbreviations used

None.