

# Council House Building Contract Awards - Delegations



<b>Report to:</b>	Cabinet
<b>Date:</b>	10 December 2024
<b>Portfolio Holder:</b>	Councillor Dan Swords, Leader of the Council
<b>Lead Officer:</b>	James Gardner – Assistant Director – Regeneration and Commercial Development (01279) 446449
<b>Contributing Officer:</b>	Camille James - Interim Regeneration Programme Lead
<b>Key Decision:</b>	Yes
<b>Forward Plan:</b>	Forward Plan number I017753
<b>Call In:</b>	This item is subject to call in procedures
<b>Corporate Mission:</b>	Rebuild our Town
<b>Wards Affected:</b>	All Wards

## **Executive Summary:**

**A** Significant progress has been made to deliver the Council House Building Programme which represents the largest programme of new council housing for a generation. All schemes are now into delivery with the final few schemes entering into final contracts. A delegation to finalise the main construction phase contractual arrangements within the overall agreed budget envelope will further enable the speedy delivery of the Council House Building Programme and ensure the strong momentum in the programme is not lost.

## **Recommended that:**

**A** Delegated authority is given to the Assistant Director – Regeneration and Commercial Development, in consultation with the Leader of the Council, to proceed with final construction phase of all schemes within the Council Housing Building Programme (CHBP), within the financial budget set in the approval Harlow Council Capital Programme 2024/25 - 2027/28.

## **Reason for decision:**

- A** To ensure the momentum that has been built in the delivery of the CHBP is not lost and that the council delivers on its corporate mission to Rebuild Our Town.

## **Other Options**

- A** A delegation could not be given which would mean Cabinet consent for each main contract, even when robust procurement has been gone through, and the contract is within approved budgets. This would slow down the delivery of the programme given the timescales between Cabinet meetings.

## **Background**

1. In March 2022, the council set out an ambitious Council House Building Programme (CHBP) with phase one set to deliver 103 new homes, high-quality commercial space and transformational neighbourhood renewal. These schemes come alongside many other large-scale projects to deliver regeneration and new housing such as the Burnt Mills Studios acquisition (172 new homes) and several town centre renewal schemes.
2. All schemes within the CHBP were granted with planning permission and following pre-construction activities, all schemes have now entered final construction phase or are subject to the final procurement and appropriate legal processes of the main construction phase contractor appointments.

## **Issues/Proposals**

3. The council's procurement framework has been followed to ensure a robust process has been undertaken in procuring suitable tender returns and each will be evaluated by Officers with support from external Employer's Agents.
4. Delegated Authority to the Assistant Director – Regeneration and Commercial Development in consultation with the Leader of the Council for main contractor appointments would allow for onboarding to the main construction phase and for works to progress to completion.
5. The overall budget envelope for all developments has already been approved by the council and therefore, such a delegation would simply speed the final contracting process up.

## **Implications**

### **Equalities and Diversity**

None directly relating to this decision.

**Climate Change**

None directly relating to this decision.

**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, Assistant Director – Finance and Section 151 Officer

**Governance**

All contract awards will remain subject to robust procurement processes to ensure best value. Contract administration will be provided by appropriately experienced professional teams working in partnership with officers to ensure swift delivery of the development.

Author: Julie Galvin, Legal Services Manager and Monitoring Officer

**Appendices**

None.

**Background Papers**

Council House Building Programme Cabinet Report – March 2022  
Harlow Council Capital Programme 2024/25 - 2027/28

**Glossary of terms/abbreviations used**

CHBP – Council House Building Programme