



**SOUTH
KESTEVEN
DISTRICT
COUNCIL**

Officer Delegated Decision

25th January 2023

Richard Wyles – Chief Finance Officer (S151
Officer)



Instruction of Pre-construction works at Swinegate, Grantham New-build housing development

Decision made by:	Richard Wyles – Chief Finance Officer (S151 Officer)
Decision:	To seek approval to enter into contract with Lindum for pre-construction phase works relating to HRA new build housing scheme at Swinegate, Grantham.
Date:	16 th January 2023
Public or Exempt:	This report is not exempt from publication; however, the appendix is exempt from publication.
Reasons for exemption:	The Appendix includes information relating to the financial or business affairs of any particular person / organisation.
Conflicts of interest:	No
Policy compliant:	Yes
Details of delegation:	<p>The Director for Housing and Property is authorised under Article 16.2 (d) 3. of the constitution to accept tenders and award contracts to contractors on behalf of the Council in the following circumstances:</p> <ul style="list-style-type: none"> i) Following a tender process strictly in accordance with the Council’s Contract Procedure Rules and Financial Regulations. ii) For the carrying out of works and/or the provision of goods and/or services. iii) Which are to be awarded on the basis of best value. <p>In the absence of the Director for Housing and Property, the Chief Finance Officer is able to provide authorisation.</p>

Contact

Gyles Teasdale
Senior Assets Officer



07980 794 584



g.teasdale@southkesteven.gov.uk

1 The Purpose of the Report

- 1.1 To seek approval to enter into contract with Lindum for pre-construction phase works relating to HRA new build housing scheme at Swinegate, Grantham for a total cost of £197,703.21.

2 Comments of Consultees

- 2.1 N/A

3 Available Options Considered

- 3.1 Option 1 – appoint a contractor (Lindum) to manage remaining pre-construction phase works through to RIBA Stage 4, in order to bring the scheme forward for construction phase works to be procured.
- 3.2 Option 2 – to manage remaining pre-construction phase works in house through to RIBA Stage 4, in order to bring the scheme forward for construction phase works to be procured.
- 3.3 Option 3 – not to progress the scheme.

4 Preferred Option

- 4.1 Option 1 – appoint a contractor (Lindum) to manage remaining pre-construction phase works through to RIBA Stage 4, in order to bring the scheme forward for construction phase works to be procured.

5 Reasons for the Decision (s)

- 5.1 The HRA purchased the Land at 20B Swinegate in 2018 for £205,000 with full planning permission for 9 flats. The Land is situated adjacent to the Council owned car park between Watergate and Swinegate in Grantham. The acquisition of the Land enabled the Council to secure land in a strategic location with the potential to acquire other sites adjacent to its own and regenerate brownfield land, improve the street scene and pursue a development opportunity in the centre of Grantham.
- 5.2 In 2019 the Council purchased 2 buildings adjacent to the site with the aim of extending the site known as 20B Swinegate and taking ownership of a dilapidated building within the curtilage of a listed building, which could otherwise hinder the project. The total cost of purchasing the 3 sites was £337,000.
- 5.3 An initial architect plans showed the potential for 20 flats whilst incorporating an archway to enhance the car park entrance, utilising the site plus a proportion of the car park.
- 5.4 The Council are now looking to progress the scheme by undertaking pre-construction phase works, bringing the scheme to RIBA stage 4.
- 5.5 Lindum have been procured via the Scape Regional framework due to the urgency of these works and have provided quotation for bringing the scheme forward to RIBA Stage 4. (See attached – ***Exempt Appendix 1 – LIN0028 – Viability Report Rev A***)
- 5.6 These works are to be funded from SKDC's HRA new build programme that is included in the 2022/23 capital budgets.

6 Financial Implications

- 6.1 The 2022/23 and 2023/24 capital programme for the Housing Revenue Account includes budget for a new build programme and this scheme will be funded from the budget allocation.

Financial Implications reviewed by: Richard Wyles, Chief Finance Officer

7 Legal and Governance Implications

- 7.1 The Council can decide to award the Contract to Lindum under the Scape Regional Framework, meaning that Lindum can commence pre-construction phase works straight away. The award via this Framework is in accordance with the Council's Contract Procurement Rules and the Public Contract Regulations 2015. Alternatively, the Council can decide to go through an open tender process to appoint a contractor to carry out the works, and this is also compliant with the said Rules and Regulations, however, this could result in delay of progress on this site.

Legal Implications reviewed by: Mandy Braithwaite, Legal Executive

8 Equality and Safeguarding implications

- 8.1 The appointed contractor would be required to commit to following the Council's Equality and Safeguarding policy in undertaking any works.

9 How will the recommendations support South Kesteven District Councils declaration of a climate emergency?

There are no direct carbon benefits as a result of the contract for works.

10 Appendices

- 10.1 Exempt Appendix 1 – LIN0028 – Viability Report Rev A

Signed by:

Richard Wyles

25.1.23

Date:
