

# **Cherwell District Council**

## **Executive**

**20 February 2017**

### **Award Of Hope Close Superstructure Contract**

#### **Report of Head of Regeneration and Housing**

This report is public

#### **Purpose of report**

To consider the award of a Construction Contract for the Superstructure works at Hope Close, Banbury, a new build housing development consisting of 11 dwellings being delivered by Cherwell District Council, Regeneration and Housing.

#### **1.0 Recommendations**

The meeting is recommended:

- 1.1 To approve the acceptance of the recommended tender for the Superstructure Contract at The Fairway, Hope Close, Banbury.

#### **2.0 Introduction**

- 2.1 Cherwell District Council is developing land acquired from the Trustees for Methodist Church Purposes for 11 new homes as part of a Development Agreement at The Fairway, Hope Close, Banbury. The 11 affordable homes are to be sold on a Shared Ownership basis. The homes are sold on a 'self finish' basis whereby the purchasers receive a discount to the market value allowing for decorations to be completed to their own budget.
- 2.2 Approval for the development, together with the capital cost, is provided for under the Regeneration and Housing, Build! Phase One programme.
- 2.3 The development is being carried out in two phases. Phase one which includes the substructure to the 11 dwellings and the provision of utilities and estate road has been approved and awarded and the works are progressing on site. Phase two, which this report seeks approval of, includes the superstructure and overall completion of the development.
- 2.4 The size of the contract award exceeds delegated authority arrangements and hence requires an Executive decision.

### **3.0 Report Details**

- 3.1 Cherwell District Council invited expressions of interest for tendering for the Superstructure Contract by placing an advert on the publically accessible CDC website.
- 3.2 Full design information was included in the tender documents as provided by design consultants appointed by Cherwell District Council. The Contract scope of work is therefore limited to construction.
- 3.3 Four companies expressed interest in tendering for the works and the tender documents were subsequently issues to all four companies.
- 3.4 The tender documents confirmed the successful contractor would be selected via a single stage open competitive tender process; the evaluation of tenders on the basis of 60% Price and 40% Quality.
- 3.5 One company withdrew from the tender during the tender period as they considered that having progressed the estimate for the project they established that the value was too much for the company to take on.
- 3.6 Following receipt of tender offers from the three remaining companies Cherwell District Council evaluated the tender returns in accordance with the scoring criteria provided in the tender documents.
- 3.7 The evaluation confirmed the tender received from Edgar Taylor (Buckingham) Limited for the lump sum fixed price of £1,443,098.22 received the highest score following tender evaluation.

### **4.0 Conclusion and Reasons for Recommendations**

- 4.1 Following a 'best practice' procurement exercise Edgar Taylor (Buckingham) Limited has submitted the highest scoring tender offer. It is recommended the Contract is awarded to Edgar Taylor (Buckingham) Limited for the lump sum fixed price of £1,443,098.22.

### **5.0 Consultation**

Cllr John Donaldson, Lead Member for Housing.

### **6.0 Alternative Options and Reasons for Rejection**

- 6.1 No reasonable alternatives.

### **7.0 Implications**

**Financial and Resource Implications**

7.1 The Contract Sum of £1,443,098.22 is within the overall Build! Phase One projections which are reported at Build! Project Board meetings.

Comments checked by:

Paul Sutton, Chief Finance Officer, 0300 0030106,  
Paul.Sutton@cherwellandsouthnorthants.gov.uk

### **Legal Implications**

7.2 The procurement has been undertaken in compliance with the Council's Contract Procedure Rules. As the contract value exceeds £500,000 the award needs Executive approval.

Comments checked by:

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## **8.0 Decision Information**

### **Key Decision**

**Financial Threshold Met:** Yes

**Community Impact Threshold Met:** No

### **Wards Affected**

Banbury Ruscote

### **Links to Corporate Plan and Policy Framework**

Sound budgets and customer focused council

### **Lead Councillor**

Cllr John Donaldson, Lead Member for Housing

### **Document Information**

<b>Appendix No</b>	<b>Title</b>
n/a	none
<b>Background Papers</b>	
None	
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