

# **Cherwell District Council**

## **Executive**

**3 July 2023**

## **Approving Award of Contract for the Repair and Refurbishment of Town Centre House**

### **Report of Assistant Director Wellbeing and Housing**

This report is public

#### **Purpose of report**

To delegate authority to Assistant Director Wellbeing and Housing to award the contract to the successful tender for the repair and refurbishment of Town Centre House.

#### **1.0 Recommendations**

The meeting is recommended:

- 1.1 To delegate authority to Assistant Director Wellbeing and Housing to award the contract for the repair and refurbishment of Town Centre House in consultation with the Monitoring Officer and s151 Officer.
- 1.2 To delegate authority to the Monitoring Officer to enter into the agreement with the successful tenderer.

#### **2.0 Introduction**

- 2.1 Structural defects within the property were identified in routine checks. To critically ensure the safety of our tenants and to expedite the required repair at pace, all occupants have been rehomed. Officers have scoped the works that need to be undertaken to bring the property back into use.
- 2.2 Tenders have been invited to complete the works with a submission date of 10<sup>th</sup> July 2023.

#### **3.0 Report Details**

- 3.1 Cherwell District Council has been successful in its bid to Central Government for Local Authority Housing Funds Round 1. This is to support the supply of suitable

housing for Ukrainian and Afghan refugees as they move on from hosted accommodation or bridging hotels into settled accommodation.

- 3.2 By utilising the above Government funding, Town Centre House can be brought back into use and thus deliver 2 large, 4 bedroom, flats and some 28 further flats in a mixture of 1- and 2-bedroom units.
- 3.3 Accommodation will be available to support the needs of those moving from temporary refugee support and wider temporary accommodation as well as general needs housing.
- 3.3 it is important to approve the successful tender application in a timely manner to ensure that Government funding can be released and the key milestones delivered against and the project completed.

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

- 4.1 To agree to delegating authority for procuring contractors and entering into a contract to complete the necessary works on Town Centre House following a competitive tendering exercise and formal costed evaluation of the bids received.

## **5.0 Consultation**

Not applicable

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

- 6.1 The following alternative options have been identified and rejected for the reasons as set out below.

Option 1: Do not award a contract over the summer. This option has been rejected because Cherwell District Council must meet its financial and housing obligations in order to receive the LAHF grant.

Option 2: Not to take the LAHF grant This option has been rejected because Cherwell District Council is committed to supporting refugees as well as delivering where possible quality homes at local housing allowance rents.

## **7.0 Implications**

### **Financial and Resource Implications**

- 7.1 A capital budget of £1.25m has been set aside for these works which will be supplemented by the Government grant funding. Revenue provision has been made for the loss of income whilst the works take place.

Comments checked by:

Michael Furness, Assistant Director of Finance (S151 Officer), 01295 221845,  
[michael.furness@cherwell-dc.gov.uk](mailto:michael.furness@cherwell-dc.gov.uk)

## **Legal Implications**

- 7.2 The procurement and award should be in accordance with the terms of the framework or a compliant tender process and in line with the Council's Contract Procedure Rules.

Comments checked by:

Shiraz Sheik; Assistant Director Law and Governance (Monitoring Officer), 01295 21651, [Shiraz.sheik@cherwell-dc.gov.uk](mailto:Shiraz.sheik@cherwell-dc.gov.uk)

## **Risk Implications**

- 7.3 There are risks in not approving this proposal as stated on point 6.1. These, and any further arising risks, will be managed through the service operational risk and escalated to the leadership risk register as and when deemed necessary.

Comments checked by:

Celia Prado-Teeling, Performance & Insight Team Leader, 01295 221556, [Celia.Prado-Teeling@cherwell-dc.gov.Uk](mailto:Celia.Prado-Teeling@cherwell-dc.gov.Uk)

## **Equalities and Inclusion Implications**

- 7.4 This proposal aligns with our Equalities, Diversity, and Inclusion Framework, delivering on our commitment to support the most vulnerable members of our communities. The rejection of this proposal could have negative equalities and diversity implications due to the impact on vulnerable groups.

Comments checked by:

Celia Prado-Teeling, Performance & Insight Team Leader, 01295 221556, [Celia.Prado-Teeling@cherwell-dc.gov.Uk](mailto:Celia.Prado-Teeling@cherwell-dc.gov.Uk)

## **8.0 Decision Information**

### **Key Decision**

**Financial Threshold Met:** Yes

**Community Impact Threshold Met:** Yes

### **Wards Affected**

All Wards

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

**Lead Councillor**

Councillor Nick Mawer, Portfolio Holder for Housing

**Document Information****Appendix Number and Title**

- None

**Background papers**

None

**Report Author and contact details**

Nicola Riley; Assistant Director Wellbeing and Housing

[Nicola.riley@cherwell-dc.gov.uk](mailto:Nicola.riley@cherwell-dc.gov.uk) 01295 221724