

(For Democratic Services use)

Decision Number: 8(2018/19)

Portfolio Holder Executive Decision Statement

The Local Authority (Executive Arrangements)(Meetings and Access to Information)(England) Regulations 2012

Subject: Buckhurst 2 Residential - Appointment of Contractor

Details of Decision taken:

To appoint AB Canham and Son using the JCT Design and Build Contract 2016 to undertake the technical design and construction of ten townhouses at Sevenoaks TN13 1JJ on the terms set out in confidential Appendix A

Reason for Decision:

13/10/2016: Cabinet approved and Council ratified 22/11/2016 a planning application be submitted to provide additional long stay parking at Buckhurst 2 Car Park, Sevenoaks and provision for residential accommodation to partly offset the costs of the proposed car park.

02/11/2017: SDC obtained planning permission to develop a multi-decked car park, ten townhouses and associated landscaping to the adjacent ex Environmental Park.

Autumn 2017: Willmott Dixon Construction, the contractor appointed to construct the car park, submitted a price to build the townhouses which was considered not good value for money. SDC decided to go out to the market targeting smaller contractors who know the local housing market and specialise in high end residential.

March/April 2018: Soft market testing undertaken to gauge interest and inform the procurement process. A restricted competitive tender process was decided. The estimated contract value was below the OJEU threshold of £4.55m.

25/05/2018: works advertised on Kent Business Portal and Contracts Finder.

25-29/06/2018: Reviewed Pre-Qualification Questionnaire submissions.

02/07/2018: Invitation to tender issued to shortlisted contractors.

21/08/2018 - 13/09/2018: Evaluation of tenders, clarifications, interviews, reference site visits.

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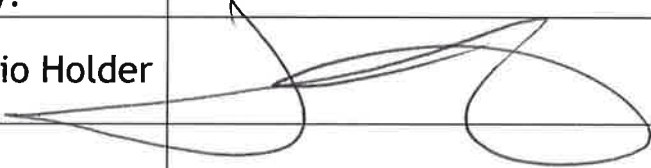
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<p>A decision is now needed re appointment of contractor by 18/09/2018 as set out in the tender documents.</p>
<p>All Documents considered:</p> <p>Appendix A - Buckhurst 2 Residential Tender Evaluation and Contractor Recommendation 13/09/2018 (Information withheld from publication under Regulation 20 of the Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012 on the grounds that it likely gives rise to the disclosure of exempt information as defined by paragraph 3 (Information relating to the financial or business affairs of any particular person (including the authority holding that information)).</p> <p>Report to Cabinet 13/10/2016 "Development of Buckhurst 2 Car Park" ratified by Council on 22/11/2016.</p>
<p>Details of any alternative options considered and rejected by the Member when making the Decision:</p> <p>Willmott Dixon Construction's residential bid rejected autumn 2017, deciding to go out to the market targeting smaller contractors, per details given in 'Reason for Decision' above.</p>
<p>Financial implications</p> <p>The residential accommodation to partly offset the costs of the proposed car park - £4.6m housing capital receipts.</p>
<p>Legal Implications and Risk Assessment Statement</p> <p>The procurement exercise will be subject to a written contract in accordance with those provisions made in Appendix A and primarily based on the safeguards provided by the JCT 2016 Design & Build Contract.</p>
<p>Equality Impacts (Consideration of impacts under the Public Sector Equality Duty)</p> <p>The decisions recommended through this paper have a remote or low relevance to the substance of the Equality Act. There is no perceived impact on end users.</p>

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Local Member (s), other Portfolio Holders and/or Directors/Heads of Service Consulted	
Cllr. Fleming, Chairman of Policy & Performance Advisory Committee Richard Wilson, Chief Officer Environmental & Operational Services Andrew Stirling, Head of Economic Development and Property	
Details of any conflicts of interest	
a) declared by any executive member who is consulted by the Decision Taker	
b) and any details of dispensations granted by the Chief Executive in respect of any declared conflict	
Decision taken by:	
Signed by Portfolio Holder	
Date of Decision	17.9.18
Record made by:	R WILSON
Date of record:	17.9.18

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