

Decision Number: 09(2019/21)

Delegated Authority Decision Statement

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

Subject: 27-37 High Street Swanley Demolition and Enabling Works - Appointment of Contractor

Details of Decision taken:

To appoint DDS Demolition using the JCT Minor Works Contract 2016 to undertake the demolition and enabling works at 27-37 High Street Swanley on the terms set out in the Tender Report attached as Appendix A.

Reason for Decision:

On 03/12/ 2015 Cabinet approval the demolition of redundant premises at the Former Swanley Working Men's Club, 18 High Street, 27-37 High Street and Bevan Place Car Park, Swanley.

Architects were commissioned to develop a design and prepare a planning application for 27-37 High Street for a business hub and 17 residential units. The brief was to provide a new high quality, sustainable, mixed use development at this key gateway to the town centre, which would set high standards and help kick-start urban renewal essential to the wider development vision for Swanley.

The scheme was approved by the Development Control Committee on 21/05/2020 (reference 19/03543/FUL).

On 15/10/2020, Cabinet approved and Council ratified on 17/11/2020:

(a) Agrees the redevelopment of 27-37 High Street, Swanley, as outlined in the report to provide a new business hub and 17 residential units at an estimated total project cost of £5,624,039 as set out in Table 1.

(b) Approves that the project is funded by:

- capital receipts from the sale of units in the scheme, estimated to be c. £4,134,039; and
- £1,490,000 from the Getting Building Fund (GBF) administered by the South East Local Enterprise Partnership (SELEP), and notes that the SELEP Accountability Board will only make a decision on this match funding on the 20 November 2020, and thus approval to proceed with the project is conditional on SELEP finally awarding the GBF grant.
- Agrees to the £375,000 vired in August 2020 to be transferred back to the Property Investment Strategy from this project.

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(c) Delegates authority to the Strategic Head of Property and Commercial in consultation with the Head of Legal Services and the Chief Officer Finance and Trading to enter into necessary contracts to facilitate the development and construction of the proposed scheme in accordance with the Council's Contracts Procedure Rules.

A competitive tendering exercise took place in accordance with the Council's Contract Procedure Rules and on the 18/09/2020 demolition and enabling works were advertised on Kent Business Portal, Contracts Finder and MyTenders. 20 compliant tenders were received by the closing date.

19/10/2020 - 06/11/2020: Tender Evaluation panel consisting of Kevin Waters of Appleyard & Trew, Alex Somerville of Bell Phillips Architects and Detlev Muster of Sevenoaks District Council, was convened, tenders were evaluated as per the set evaluation criteria and clarifications were sought where appropriate. The panel was able to reach a decision and has recommended that the contract be awarded to DDS.

A decision is now needed re appointment of the contractor on 23/11/2020 as set out in the tender documents following SELEP Accountability Board GBF funding award on 20/11/2020.

All Documents considered:

Appendix A - Demolition Tender Report, 27-37 High St, Swanley November 2020 (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)).

Report to Cabinet 03/12/2015 "Swanley Regeneration"

Report to Cabinet 15/10/2020 "27-37 High Street, Swanley Redevelopment" ratified by Council on 17/11/2020.

Details of any alternative options considered and rejected by the Member when making the Decision:

The project has been approved by Cabinet and Council and this commission accords with the approach outlined in the project.

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The tender exercise complies with the Council's Standing Orders, was publically advertised and competitively tendered.

Financial implications

The approved project budget is outlined in the Cabinet/Council report and this demolition contract to be awarded to DDS is valued at £121,718.53. There is provision for this award in the project budget.

Legal Implications and Risk Assessment Statement

The procurement exercise is subject to a written contract in accordance with those provisions made in Appendix A and primarily based on the safeguards provided by the JCT Minor Works Contract 2016.

Equality Impacts (Consideration of impacts under the Public Sector Equality Duty)

The decisions recommended through this paper have a remote or low relevance to the substance of the Equality Act.

Local Member (s), other Portfolio Holders and Chief Officer/Head of Service Consulted

Corporate Programme Board informed on 18/11/2020 of tender outcome.
Strategic Programme Board informed on 24/11/2020 of tender outcome.
Cllr. Fleming, Chairman of Improvement and Innovation Advisory Committee informed on 18/11/2020.

Adrian Rowbotham, Chief Officer Finance and Trading
Martin Goodman, Head of Legal Services

Details of any conflicts of interest




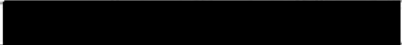
a) declared by any executive member who is consulted by the Decision Taker

b) and any details of dispensations granted by the Chief Executive in respect of any declared conflict

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| Decision taken by: | Detlev Munster, Strategic Head of Property & Commercial in consultation with: Adrian Rowbotham, Chief Officer Finance and Trading Martin Goodman, Head of Legal Services |
| Signed: |  |
| Signed: |  |
| Signed: |  |
| Date of Decision | 23rd November 2020 |
| Record made by: |  |
| Date of record: | 26/11/2020 |

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