

Part I

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Howlands Ward

WELWYN HATFIELD BOROUGH COUNCIL

CABINET – 1 MARCH 2022

REPORT OF THE HEAD OF COMMUNITY AND HOUSING STRATEGY

CONSTRUCTION CONTRACT FOR TEMPORARY ACCOMMODATION AT
HOWLANDS AND BURFIELD CLOSE

1 Executive Summary

- 1.1 The Affordable Housing procurement board has overseen the construction project for temporary housing at Howlands House and Burfield Close.
- 1.2 This report provides an update on the procurement process.

2 Recommendation(s)

- 2.1 That Cabinet delegates the decision to award the construction contract for temporary accommodation at Howlands House and Burfield Close to the Executive Member for Housing and Climate Change by means of an Executive Member Decision, subject to Howlands House receiving planning permission.

3 Explanation

- 3.1 Burfield Close, currently a 25-unit scheme spread over 4 buildings with five garages. The building currently provides provision for temporary housing with planning approval to redevelop and deliver 43 temporary housing dwellings, a large communal garden, private amenity space, 24 parking spaces and 56 cycle spaces with a staff office.
- 3.2 Howlands house, currently a temporary housing unit, now tired and outdated with proposals to redevelop to deliver 72 flexible temporary housing units (which include adapted disabled units), along with provision for parking, allocated disabled user parking spaces, cycle stores and an on-site office.
- 3.3 The Affordable Housing Procurement Board has overseen the procurement of the new proposed temporary accommodation at Howlands House and Burfield Close. This included the procurement route and tender evaluation criteria.
- 3.4 Due to Covid-19 outbreaks early in January, bidders asked for longer to submit their tenders so that adequate resources could be allocated to the tender preparation.
- 3.5 This extension of time meant that the procurement timetable could not be achieved. Bids were due to be returned on 11 February and will take around 5 weeks to evaluate.
- 3.6 To enable the project to commence as programmed, delegated authority to award the contract is requested.

Implications

4 Legal Implication(s)

- 4.1 The recommendations contained within this report are in accordance with the Public Contracts Regulations 2015.

5 Financial Implication(s)

- 5.1 Both schemes are provided for in the Affordable Housing Programme capital budget, with current budget sums set out below. The budget will be reviewed and updated once the final contract sums are known, financial implications of the award will be set out in the Executive Member decision notice.
- 5.2 Burfield Close has a budget of £262,000 for 2021/22 and a budget of £5,705,000 in 2022/23.
- 5.3 Howlands house has a budget of £1,855,000 for 2021/22 and a budget of £9,000,000 for 2022/23.
- 5.4 There will be a further roll-forward of the current Howlands House budget from 2021/22 to 2022/23 as a result of the extension of the deadline.

6 Risk Management Implications

- 6.1 Construction risks will be managed by the Contractor, the Employer's Agent and the Council
- 6.2 As with any procurement of this value there is a risk of challenge from an unsuccessful bidder.

7 Security and Terrorism Implication(s)

- 7.1 None directly from this report.

8 Procurement Implication(s)

- 8.1 The recommendations contained within this report are in accordance with the public contracts regulations 2015.

9 Climate Change Implication(s)

- 9.1 Climate change initiatives will be considered as part of the tender evaluation process.
- 9.2 The schemes shall include provision of Air Source Heat Pumps, Photo Voltaic panels, water saving and energy efficient appliances as well as cycle stores and Electric Vehicle charging points to encourage green travel.

10 Human Resources Implication(s)

- 10.1 None directly from this report

11 Health and Wellbeing Implication(s)

- 11.1 None directly from this report

12 Communication and Engagement Implication(s)

- 12.1 None directly arising from this report

13 Link to Corporate Priorities

13.1 The subject of this report is linked to the following Council's Corporate Priorities Quality Homes through Managed Growth, especially the objective to provide high quality housing in the borough.

14 Equality and Diversity

14.1 An Equality Impact Assessment (EqIA) was not completed because this report does not propose changes to existing service-related policies or the development of new service-related policies.

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