



**Havering**  
LONDON BOROUGH

## Notice of Non-key Executive Decision

<b>Subject Heading:</b>	Family Welcome Centre - Demolition - Permission to tender
<b>Cabinet Member:</b>	Cabinet Member for Development and Regeneration Cllr Graham Williamson
<b>SLT Lead:</b>	Patrick Odling-Smee - Director of Housing Services
<b>Report Author and contact details:</b>	Veronika Lebedeva – Project Manager Veronika.Lebedeva@onesource.co.uk
<b>Policy context:</b>	Havering Housing Strategy 2014-2017 National Planning Policy Framework 2021 London Plan 2021 Havering Local Plan 2016- 2031 Havering Climate Change Action Plan 2021
<b>Financial summary:</b>	The estimated contract is between £225k - £290k
<b>Relevant OSC:</b>	Places OSSC
<b>Is this decision Exempt from being called-in?</b>	Yes, It is a non-key decision

### Non-key Executive Decision

## **The subject matter of this report deals with the following Council Objectives**

Communities making Havering	[x]
Places making Havering	[x]
Opportunities making Havering	[x]
Connections making Havering	[]

## **Part A – Report seeking decision**

### **DETAIL OF THE DECISION REQUESTED AND RECOMMENDED ACTION**

Further to the cabinet decision in March 2021, the Council is progressing the scheme for the Family Welcome Centre project. The site requires demolition and security in order to progress delivery. The demolished buildings will include disused library and boxing club as well as vacated hostel building Aberombie House.

For the reasons provided in this report the Director of Housing Services is asked to approve the below threshold tendering of a demolition contractor for the Family Welcome Centre project.

### **AUTHORITY UNDER WHICH DECISION IS MADE**

Pursuant to Part 3.4 of the Council's Constitution, Second Tier Managers are permitted under

Contract powers

(a) To approve commencement of a tendering process for, and to award all contracts below a total contract value of £500,000.

### **STATEMENT OF THE REASONS FOR THE DECISION**

This report seeks permission to commence tender for a demolition contractor. Following consultation with procurement the tendering will be done through Havering approved supplier list using the quick quote system in line with the Contract Procedure Rules. A soft market testing was carried out to identify five potential suppliers. A further executive decision will be completed following the evaluation and completion of the tendering process.

### **OTHER OPTIONS CONSIDERED AND REJECTED**

Rejected – To instruct a Supplier via the Bloom platform- This was rejected as this option is not available.

Rejected – Going through full tender process this would create a significant delay and is not required under procurement regulations.

### **PRE-DECISION CONSULTATION**

The necessary consent for demolition will be secured prior commencement of any works.

**Non-key Executive Decision**

**NAME AND JOB TITLE OF STAFF MEMBER ADVISING THE DECISION-MAKER**

Name: Veronika Lebedeva

Designation: Project Manager

Signature:

Date:

**Part B - Assessment of implications and risks**

**LEGAL IMPLICATIONS AND RISKS**

The Council has a statutory duty under Section 8 of the Housing Act 1985 to consider housing conditions in its district and the needs of the district with respect to the provision of further housing accommodation. Further section 111 of the Local Government Act 1972 permits the Council as “a local authority shall have power to do anything (whether or not involving the expenditure, borrowing or lending of money or the acquisition or disposal of any property or rights) which is calculated to facilitate, or is conducive or incidental to, the discharge of any of their functions”. Section 1 of the Localism Act 2011 gives the Council a general power of competence to do anything an individual can do, subject to any statutory constraints on the Council’s powers. The recommendations in this report are in keeping with these powers and duties.

The value of this tender falls below threshold for full advertisement and therefore the tender process will be compliant with the Council’s Contract Procedure Rules as contained in the Council’s Constituion.

**FINANCIAL IMPLICATIONS AND RISKS**

No financial implications or risks arising from this decision.

**HUMAN RESOURCES IMPLICATIONS AND RISKS  
(AND ACCOMMODATION IMPLICATIONS WHERE RELEVANT)**

There are no HR implications arising from this decision.

**EQUALITIES AND SOCIAL INCLUSION IMPLICATIONS AND RISKS**

There are no Equalities or Social Inclusion implications arising from this decision.

The Public Sector Equality Duty (PSED) under section 149 of the Equality Act 2010 requires the Council, when exercising its functions, to have ‘due regard’ to:

- (i) The need to eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Equality Act 2010;
- (ii) The need to advance equality of opportunity between persons who share protected characteristics and those who do not, and;
- (iii) Foster good relations between those who have protected characteristics and those who do not.

Note: ‘Protected characteristics’ are age, disability, gender reassignment, marriage and civil partnerships, pregnancy and maternity, race, religion or belief, sex/gender, and sexual orientation.

The Council is committed to all of the above in the provision, procurement and commissioning of its services, and the employment of its workforce. In addition, the Council is also committed to improving the quality of life and wellbeing for all Havering residents in respect of socio-economics and health determinants.

**Non-key Executive Decision**

**ENVIRONMENTAL AND CLIMATE CHANGE IMPLICATIONS AND RISKS**

10.1 There are no direct implications relating to the environment or climate change relating to this report.

10.2 The project itself will provide high quality emergency accommodation. This will include features such as air source heat pumps, energy-efficient appliances, and solar PV panels, which will all help to minimise carbon emissions.

10.3 In addition the scheme will contribute £117,420.00 for carbon offset contribution under the section 106 / Unilateral Undertaking.

**BACKGROUND PAPERS**

NONE.

**Non-key Executive Decision**

**Part C – Record of decision**

I have made this executive decision in accordance with authority delegated to me by the Leader of the Council and in compliance with the requirements of the Constitution.

**Decision**

Proposal agreed

**Details of decision maker**



Signed

Name: Patrick Odling-Smee

Date: 9<sup>th</sup> November 2022

**Lodging this notice**

The signed decision notice must be delivered to the proper officer, Debra Marlow, Principal Democratic Services Officer in Democratic Services, in the Town Hall.

**For use by Committee Administration**

This notice was lodged with me on \_\_\_\_\_

Signed \_\_\_\_\_