

Urgent Cabinet Report/Delegated Decision Form

Report/Decision Title	The Ridings Project Delegated Power 455: Exemption V) there are other circumstances which are genuinely exceptional.
Date of request	07.07.2022
Date of meeting/decision	14.07. 2022

Urgent – General Exception - Reasons for urgency outlined below

The Council had agreed the long-term lease of the property to a Housing provider who with funding from Homes England would develop the project and rent back the office and 6 flats to the Council at affordable rents (£87.50 per week/£27,300pa). The project had progressed to the appointment of a design and build contractor, planning applications have been submitted and work has started.

Following the application and successful award of a Home Office grant for Exceptional Cost Funding which will fund the conversion of the Ridings the Council are taking over the project but seeking approval under exceptional circumstances to continue with the original appointed design and build Contractor.

The reason for the urgency is to allow the continuation of the Ridings project with the appointed contractors (by the Housing Provider) without any delays. If delays occur it will lead to additional costs due to pending changes to building regulations adding additional requirements to the project should we not proceed with applications, material costs are still on the rise, and work through the appointed contractor (by the Housing Provider) if suspended will increase delays as they take on other pending work.

Full details of decision:

To enter into a contract with WB Construction Ltd (Company Number 7324333) for the design and build elements of the Ridings Project Conversion to 6 flats, office and Shared space.

Contract Start date 18th July 2022 to Completion (Estimated 28th February 2023)

The Project to be overseen by RCBC Facilities Management, A Project Lead from Social Care and Clerk of Works have been appointed. Quality assurance for the contractor has been undertaken and RCBC legal team will draw up the contract.

Full contract value estimated as a cost of £267,750 made up of
 Phase 1 – Design element £39,250 (fixed)
 Phase 2 – Build element estimated to be £228,500

To be funded from: Home Office Grant Funding and UASC EMR reserves.

I confirm that the relevant chair of Scrutiny and Improvement Committee (or if there is not chair, the whole committee individually) and the Cabinet Member have been informed by notice in writing of the decision to be taken.

Officer name (Delegated Power Author)	Andrew Hames	Officer Signature		Date	20.05.2022
Assistant Director Name	Vicky McLeod	Assistant Director signature		Date	20.05.2022

This urgent report/decision has been seen and agreed by the following:

Officer / Member	Signature
Managing Director	
Section 151 Officer	
Monitoring Officer	

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Are the details of the decision to be public or confidential?

Public

If the details of the decision are confidential, please select the category for exemption under the Local Government Act 1972

Choose an item.

Reference	CF-22-034
Corporate Plan Priority	Meeting Residents' Needs
Delegation Title	The Ridings Project
Delegated Power Number	Delegated Power 455: Exemption V) there are other circumstances which are genuinely exceptional.
Date of Exercise	06/07/2022
Cabinet Member	Cllr Alison Barnes
Assistant Director	Victoria McLeod

Type of Decision (Key/Executive/Non-Executive) See Scheme of Delegation to Officers – Council Constitution	Key - Executive
FOR KEY DECISIONS ONLY	
Delegated Power Forward Plan Ref	
Delegated Power Forward Plan Ref	
Date Decision Published in Forward Plan	Click or tap to enter a date. To be completed by Democratic Services
Urgency (For Key Decisions not included in Forward Plan only)	Urgent - General Exception - Forms Attached

Background to Decision:

The Ridings at Milbank Terrace, Redcar has been occupied by Tees, Esk and Wear Valley NHS Foundation Trust until recently where through their restructure of services the building had become vacant. Ownership of the building is with RCBC and Childrens Services.

The Council had agreed the long-term lease of the property to a Housing provider who with funding from Homes England would develop the project and rent back the office and 6 flats to the Council at affordable rents (£87.50 per week/£27,300pa). The project had progressed to the appointment of a design and build contractor, planning applications submitted and work was ongoing.

Following the application and successful award of a Home Office grant for Exceptional Cost Funding to fund the conversion of the Ridings the Council are taking over the project but seeking approval under

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exceptional circumstances to continue [with the issue of a RCBC contract] with the original appointed design and build Contractor for the work who was appointed by the housing provider. We have undertaken additional quality checks and involved facilities management to oversee the technical aspects of the project.

A delay at this stage will stall the project and lead to increasing costs for materials and additional requirements through pending changes to building legislation which again will add further cost.

The investment in the project will help the Authority meet our strategic and statutory objectives in relation to Unaccompanied Young People and offer a cost neutral solution along with additional income from the Home Office.

The Council will retain ownership of the scheme, avoid the need to pay rent and will improve the worth of the building as an asset for the future.

The Ridings is in a good location for use as accommodation and a Reception Centre for Unaccompanied Young People. Close to shops, education, social and leisure amenities with good transport links to neighboring boroughs it offers a range of opportunities for young people. The adjoining Station Road area is also to be uplifted as part of Redcar and Cleveland Borough Council's regeneration of the area making it more attractive as a residential hub.

Each flat will have its own bathroom and kitchen area. There are a mix of studio flats and one-bedroom flats. Each flat is self-contained with its own front door. A communal room with kitchen and dining area will provide an opportunity for mixing with other residents and receiving support from peers.

Co-location of office space and a reception area will enable unaccompanied young people to have access to advice and support from staff who will be able to determine young people's needs and aspirations and organise the necessary support for them.

Decision Considerations:

Contract Procedure Rules.

The project has received grant funding to deliver the agreed development which will deliver much needed accommodation for young people and improve the look and value of the property which Redcar and Cleveland Borough Council own.

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The Project to be overseen by RCBC Facilities Management, A Project Lead from Social Care and Clerk of Works have been appointed. Quality assurance for the contractor has been undertaken and RCBC legal team will draw up the contract.

Financial detail:

Full contract value estimated as a cost of £267,750 made up of
Phase 1 – Design element £39,250 (fixed)

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Phase 2 – Build element estimated to be £228,500	
To be funded from: Home Office Grant Funding and UASC EMR reserves.	
Delivering Social Value: The service will deliver social value through the improvement of the property offering accommodation to vulnerable young people. The supplier is local and employs local people buying local supplies.	
Reasons for Decision: There is currently a shortage of suitable accommodation for unaccompanied young people which can result in young people being placed in accommodation, which is of poor quality, may be expensive and can be located out of borough. This project will help to alleviate this deficit.	
Details of alternative options considered (if any) and reasons for rejection: Do nothing – rejected as this project meets strategic and statutory objectives in relation to Unaccompanied Young People. To undertake a procurement exercise – The Council have taken over a project where work has started and a design and build appointment had already been made. Rejected as a procurement exercise at this stage could prolong the project incurring additional costs.	
Details of any conflict of interest declared by any Elected Member consulted in relation to the decision:	
Details of any dispensation granted in respect of any conflict of interest:	
Background Papers:	
Officer Name (Print)	Andrew Hames
Officer Signature	
Submission date	6.07.2022
Procurement Approval	This request complies with the Council’s Contract Procedure Rules.

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Reference	CF-22-034
Delegated Power Forward Plan Reference	N/A
Corporate Plan Priority	Meeting Residents' Needs
Delegation Title	The Ridings Project
Delegated Power Number	Delegated Power 455: Exemption V) there are other circumstances which are genuinely exceptional.
Date of Exercise	06/07/2022
Cabinet Member	Cllr Alison Barnes
Assistant Director	Victoria McLeod

Signatures

CABINET MEMBER FOR CHILDREN	Date 11/07/2022
CHIEF FINANCE OFFICER	Date 07/07/2022
CHIEF LEGAL OFFICER	Date 07/07/2022
CORPORATE DIRECTOR FOR CHILDREN AND FAMILIES	Date 11/07/2022

Call-In (Key Decisions Only)

Call-In to be dis-applied due to urgency, reasons as follows:

Reasons for dis-applying Call-In due to urgency is to allow the continuation of the Ridings project as any delays may incur additional costs due to pending changes to building regulations, materials and work through the appointed contractor may be delayed.

Date Decision will become effective	Click or tap to enter a date. To be completed by Democratic Services – date will be not less than expiry of five working days from publication unless urgency applies.
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