

<b>Report to</b>	Cabinet
<b>Date of report</b>	14 <sup>th</sup> December 2021
<b>Lead Member / Officer</b>	Councillor Tony Thomas Lead Member for Housing & Communities  Councillor Julian Thompson-Hill Lead Member for Finance, Performance & Strategic Assets
<b>Report author</b>	Mark Dixon
<b>Title</b>	Redevelopment of the former Prestatyn Library - Contract Award

## **1. What is the report about?**

1.1 This report summarises the process undertaken during the procurement exercise and recommends the award of a contract to appoint a Principal Contractor to redevelop the site of the former Prestatyn library.

## **2. What is the reason for making this report?**

2.1 A Cabinet decision is required to enable Wynne & Sons Limited Construction to be awarded the contract for the redevelopment of the former Prestatyn library.

## **3. What are the Recommendations?**

3.1 That Cabinet approve the award of a Contract to Wynne & Sons Limited Construction as per the Contract Award Recommendation Report in Appendix 1.

3.2 That Cabinet confirms that it has read, understood and taken account of the Well-being Impact Assessment (Appendix 2) as part of its consideration.

## **4. Report details**

4.1. Further to the Cabinet decision of 21<sup>st</sup> September 2021, Denbighshire County Council wishes to appoint a Contractor to demolish the former Prestatyn Library;

construct 14 no. one bedroom accessible apartments for social rent with lift access and 2 no. ground floor commercial units on the site; and deliver improved access, parking and outdoor amenity space to be shared with residents of the existing Llys Bodnant flats.

4.2. A contract notice with an estimated value of £3,789,372.87 was published on the Sell2Wales procurement portal on 27<sup>th</sup> August 2021 with a deadline for submission of 22<sup>nd</sup> October 2021. Following representations from a number of tenderers this deadline was extended to 5<sup>th</sup> November 2021.

4.3. Five tender submissions were received.

4.4. Following an evaluation exercise using a scoring methodology with a weighting of 70% for price and 30% for quality, a preferred contractor has been selected. Further details can be found in the draft Contract Award Recommendation Report in Appendix 1.

## **5. How does the decision contribute to the Corporate Priorities?**

5.1. The Council's Corporate Plan includes a priority to ensure that everyone is supported to live in homes that meet their needs. Theme 2 of the Housing & Homelessness Strategy adopted by the County Council at its meeting on 8th December 2020 concerns creating a supply of affordable homes and includes headline actions to facilitate the building of Council homes and the provision of accommodation suited to the older demographic profile of the county's population. This decision will contribute towards the delivery of the Corporate Plan and Housing & Homelessness Strategy by enabling the construction of accessible homes for social rent.

5.2. The proposed development will contribute towards the delivery of the Climate & Ecological Change Strategy adopted by the County Council on 23<sup>rd</sup> February 2021 by building new Council premises which will be low carbon in operation through the inclusion of renewable energy and heat technologies. This will be achieved by avoiding the use of hydrocarbons for space and water heating in the development.

## **6. What will it cost and how will it affect other services?**

6.1. The total estimated cost submitted by the successful tenderer, Wynne & Sons Limited Construction was £3,454,773.11. This is within the budget for the project in the Housing Stock Business Plan.

6.2. Redevelopment of the site will enable the removal of a vacant property which has been a location for anti-social behaviour from the Council's corporate portfolio.

## **7. What are the main conclusions of the Well-being Impact Assessment?**

7.1. The main conclusions of the assessment are that it will have a positive impact on all of the well-being goals through the provision of new homes suitable for people who acquire protected characteristics which are situated in a location which will enable them to access services on foot and which will minimize the risk of fuel poverty amongst residents as a consequence of their energy efficiency; it will have a positive impact on the economy by contributing towards the vitality of shops and services in Prestatyn town centre and through supply chain opportunities; it will increase health and community cohesiveness by improving the attractiveness of the Conservation Area and providing easy access to primary healthcare and community leisure facilities for residents; it will have a positive impact upon biodiversity through habitat improvements; and it will promote the use of the Welsh language through the use of bilingual signage and the provision of bilingual information for tenants.

## **8. What consultations have been carried out with Scrutiny and others?**

8.1. The Procurement team in the Council's Legal, HR & Democratic Services department have been involved throughout the tendering exercise.

8.2. Prestatyn Member Area Group endorsed the principle of redeveloping the site for social housing with ground floor commercial units at its meeting on 12<sup>th</sup> February 2019.

## **9. Chief Finance Officer Statement**

9.1. The project is fully funded through the Housing Stock Business Plan and the project was approved by Cabinet on 21st September 2021. The results of the

tender are clear on the basis of price and quality and the recommendations are fully supported.

## **10. What risks are there and is there anything we can do to reduce them?**

10.1 The remaining risks in delivering the scheme are unforeseen works, the contractor going into liquidation, expenditure control, quality and specification, site health and safety, and delays due to Covid-19. These have already been mitigated by inviting tenders for the construction of a scheme for which a technical design has already been completed and undertaking financial checks on tenderers, and will continue to be mitigated through the on-going management of the contract by the Council's Design & Construction team.

## **11. Power to make the decision?**

11.1 Section 9 of the Local Housing Act 1985 gives local housing authorities the power to provide housing accommodation by erecting houses, or converting buildings into houses, or by acquiring houses