

Decisions taken by the Cabinet Committee: Regeneration on Thursday, 9 March 2023

Agenda Item No	Topic	Decision	Reasons	Alternative Options
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Part A – Items considered in public

A7	Kings Walk contract award	<ol style="list-style-type: none"> 1. That an exception to the council's Contract Procedure Rules in accordance with paragraph 41 be approved to enable a direct award of the contract to Leaves Construction, subject to agreement to carry out the revised scope of works within the approved budget. 2. That the Head of Programme Central Winchester Regeneration in consultation with the Service Lead – Legal, be authorised to arrange for all the necessary agreements with the 	<p>Central Winchester Regeneration (CWR) is a once in a lifetime opportunity to transform the centre of our historic city, bringing homes for local families, providing jobs for local people, making a visit to this heritage city one which will be remembered. The council has a unique opportunity to bring forward sensitive development, adapting to the challenges faced by a new generation and critically to be delivered through the lens of responding to climate change.</p> <p>Kings Walk forms part of the meanwhile uses for the Central Winchester</p>	<p>Retendering the works using a different framework. Whilst there is the possibility that different contractors on another framework may provide us with tenders, there is no guarantee that a tender would be received, and another significant period of time could be lost to receive the same result. Other councils have advised of similar issues of zero bids being submitted. Furthermore, retendering on the same framework could result in the contractors on the framework submitting uncompetitive pricing as it would be clear that no tenders were previously received.</p>
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		<p>provider to be entered into on behalf of the council in accordance with Article 14 of the council’s constitution.</p> <p>3. That expenditure of up to £301,000 under Financial Procedural Rule 7.4 be approved.</p>	<p>Regeneration and implementation of meanwhile uses was recognised in the Central Winchester Regeneration (CWR) Supplementary Planning Document (SPD), which was adopted in June 2018.</p> <p>The council has proposals to carry out improvement works at Kings Walk to bring activity and positive change to the area but, following a competitive procurement exercise, was unable to secure a contractor to carry out the work.</p> <p>The council has subsequently, through direct discussions, found a contractor that will carry out a revised scope of work and report CAB3400(R) seeks Cabinet approval for an</p>	<p>Contracting out individual pieces of work. By simplifying the works to a particular trade, the probability of receiving a tender increases. As per the previous procurement exercise, managing and/or obtaining quotations from sub-contractors was the predominate reason why tenders were not being submitted. Also, this method places the burden of managing multiple sub-contractors onto WCC, which would require additional resources to manage, further inflating the total price for the project.</p> <p>Do nothing: The reason for progressing at pace with the meanwhile use works is to bring improvements to the</p>

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			<p>exception to the council's Contract Procedure Rules to enable a direct contract award to enable the revised works to progress.</p>	<p>area as quickly as possible to bring a level of expectation and confidence in the local community and wider market. The changes will act as a test for the longer-term vision for Kings Walk and start to bring activity to the area to pave the way whilst reducing the decline and working to combat the incidents of antisocial behaviour. For this reason, the option not to progress the short-term works has been discounted.</p>