

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	

