



OFFICIAL EXECUTIVE DECISION NOTICE

PUBLISHED BY DEMOCRATIC SERVICES

Notice is hereby given that the following decision(s) have been made today by Cabinet Members at the London Borough of Hillingdon:

Title of decision	Appointment of the Contractor and Associated Capital Release - New Build Dwellings at Former Maple & Poplar Day Centre Site - PART II
Reference No.	238
Date of decision	Monday 04 October 2021
Call-in expiry date	5pm, on 11 October 2021
Relevant Select Committee(s)	Corporate, Finance and Property Select Committee
Relevant Ward(s)	Yeading

Decision made

Cabinet Members making the decision	Councillor Ian Edwards – Leader of the Council Councillor Martin Goddard - Cabinet Member for Finance Councillor Jonathan Bianco - Cabinet Member for Property & Infrastructure
DECISION	APPROVED That the Leader of the Council, Cabinet Member for Property and Infrastructure and Cabinet Member for Finance: <ol style="list-style-type: none">1. revoke the decision dated 16 October 2019 to award a building contract to LIFE BUILD SOLUTIONS LTD to undertake building works at Maple & Poplar Redevelopment project at a cost of £5,672k;2. accept the tender from NEILCOTT CONSTRUCTION LIMITED for design and construction services to the London Borough of Hillingdon for thirty four- general needs flats inclusive of four wheelchair units at a total value of £6,573k;3. revoke the decision dated 16 October 2019 to award a fee scale to BAILEY GARDNER for

	<p>Employers Agent services to Maple & Poplar Redevelopment project at a cost of £64k;</p> <p>4. approve the appointment of John Rowan and Partners for construction consultancy services RIBA Stage 5 - 6 for the redevelopment of Maple / Poplar Day Centre for a general needs residential development of 34 flats;</p> <p>5. accept the fee scale for JOHN ROWAN AND PARTNERS (1.63% of construction value) for the role of Employers Agent and CDM-PD Services at a total value of £107k;</p> <p>6. approve a virement of £1,101k from the 2021/22 Acquisitions and Internal Developments budget to the Maple and Poplar Redevelopment project budget in respect of the revised total project cost estimate; and</p> <p>7. approve the capital release request of £1,101k from the Maple and Poplar Redevelopment budget, following virement approval in recommendation 6 for construction costs and associated fees (Appendix A1).</p>
Reason for decision	<p>The development will make best use of the Council's assets for the benefit of local residents.</p> <p>Following the demolition of the Day Care Centre in January 2016, this is to enable the detail, design and construction of thirty-four general needs flats at Maple Drive to be progressed. The site, as it exists currently, is vulnerable to vandalism, trespassing and members of the travelling community accessing the site. It has been necessary to install concrete blocks to prevent vehicular access.</p>
Alternative options considered and rejected	<p>Several alternative options were considered by Members; these included disposal, development for twelve houses, and development for temporary accommodation. These options were discounted. The option to retender was considered but discounted because Neilcott Construction Limited did provide the second most economically advantageous tender and their costs were in line with pre-tender estimates at the time.</p>
Classification	<p>Part II – Member's Only and Not For Publication</p>
Link to associated report	<p>That this report be declared as exempt from publication as it involves the disclosure of information in accordance with</p>

	Section 100(A) and paragraph 3 of Part 1 of Schedule 12 (A) to the Local Government Act 1972 (as amended), in that the report contains information relating to the financial or business affairs of any particular person (including the authority holding that information) and that the public interest in withholding the information outweighs the public interest in disclosing it.
Relevant Officer contact & Directorate	Michael Naughton, Residents Services
Any interest declared by the Cabinet Member(s) / dispensation granted	N/A

Implementation of decision & scrutiny call-in

[Internal Use only]	
When can this decision be implemented by officers?	<p>Officers can implement Cabinet Member decision in this notice only from the expiry of the scrutiny call-in period which is:</p> <p>5pm, Monday 11 October 2021</p> <p>However, this is subject to the decision not being called in by Councillors on the relevant Select Committee. Upon receipt of a valid call-in request, Democratic Services will immediately advise the relevant officer(s) and the decision must then be put on hold.</p>
Councillor scrutiny call-in of this decision	<p>Councillors on the relevant Select Committee shown in this notice may request to call-in this decision. The request must be before the expiry of the scrutiny call-in period above.</p> <p>Councillors should use the Scrutiny Call-in App (link below) on their devices to initiate any call-in request. Further advice can be sought from Democratic Services if required:</p> <p>Scrutiny Call-In - Power Apps (secure)</p>
Further information	<p>These decisions, where applicable, have been taken under The Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012.</p> <p>This is the formal notice by the Council of the above executive decision, including links to the reports where applicable.</p> <p>If you would like more information on this decision, please contact Democratic Services on 01895 250636 or email: democratic@hillingdon.gov.uk.</p> <p>Circulation of this decision notice is to a variety of people including Members of the Council, Corporate Directors, Officers, Group Secretariats and the Public. Copies are also placed on the Council's website.</p> <p style="text-align: right;">Democratic Services London Borough of Hillingdon Civic Centre High Street Uxbridge UB8 1UW</p>

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