



ADUR & WORTHING
COUNCILS

Executive Members for
Customer Services
4 June 2021

Decision to be taken on or after
14 June 2021

Key Decision: Yes

Ward(s) Affected: Southwick Green

Refurbishment Scheme at 7-9 Albion Street

Report by the Director for Communities

Executive Summary

1. Purpose

- 1.1 This report sets out the background to the project and provides details of the tenders received for the Albion Street refurbishment project and the updated budget and programme for the project.
- 1.2 To seek Executive Member approval to appoint the preferred tenderer so that work can commence on the refurbishment scheme to provide 6 flats for temporary housing.

2. Recommendations

2.1 The Executive Members are recommended to:

- i. Approve the appointment of the preferred building contractor to carry out the refurbishment work required to provide 6 flats at 7-9 Albion Street, Southwick in accordance with the details set out in exempt Appendix 1.
- ii. Approve the revised budget for the scheme of £1,145,500 which can be accommodated within the overall temporary accommodation budget.
- iii. Delegate to the Director for Communities the authority to execute the construction contract with the preferred tenderer and associated documents needed to complete the project.

3. Context

- 3.1. The buildings at 7-9 Albion Street are a semi-detached pair of Victorian houses owned by Adur District Council. They have been let as bedsit accommodation in the past but the buildings have been vacant for at least 3 years due to their poor condition. Plans have been drawn up for the conversion of the properties to provide 4 x 1 bed flats and 2 x 2 bed flats for temporary housing.
- 3.2. The buildings are located close to the major new build scheme at 11-27 Albion Street which is now under construction, and conversion plans for the refurbishment were approved as part of the planning application for the larger project.
- 3.3. As the new build and refurbishment projects are so different in character, the procurement of a contractor for each has been carried out separately.
- 3.4. The scheme will help to meet the ongoing urgent need for temporary housing as set out in the Councils housing strategy, 'Delivering Pathways to Affordable Homes' approved by JSC on 30th March 2021.
- 3.5. The principle of the provision of temporary accommodation, together with a forecasted cost for the project was approved by JSC on 2nd April 2019 based on the preliminary cost estimate available at that stage.
- 3.6. The building works have now been tendered and tenders assessed. The figure from the preferred tenderer is higher than the budgeted figure, so cabinet member approval is required to let the contract. The overall budget for the development has also been reviewed. Approval is therefore sought for the final budget and to let the tender to the preferred contractor.

4. Issues for consideration

- 4.1. Tender documents were prepared by cost consultants RLF based on details provided by the design team. The scheme was tendered through the Intend portal in February to 4 bidders.
- 4.2. Tenders were received on 31st March from two firms of contractors. Following an evaluation process, and clarifications with tenderers, a preferred contractor was identified who achieved the highest overall evaluation score taking account of both price and quality criteria.

4.3. Details of tenders received are included in exempt Appendix 1.

5. Engagement and Communication

- 5.1. The scheme design and specification has been agreed with the Council's temporary housing team.
- 5.2. There has been dialogue with planning officers and an approach agreed to the discharge of planning conditions to allow a start on site.

6. Financial Implications

6.1 Overall the Council has the following approved budget for temporary and emergency accommodation:

	2020/21 £'000	2021/22 £'000	2022/23 £'000	2023/24 £'000	Total £'000
Albion Street	30	900	-	-	930
Lancing Police Station	880	246	-	-	1,126
Unallocated budget	0	2,113	1,000	-	3,113
Total budget available	910	3,259	1,000	-	5,169

6.2 Details of the updated budget are provided in the exempt Appendix 1. The proposed increase to the budget can be accommodated within the overall programme by utilising some of the unallocated budget provision.

7. Legal Implications

7.1 Under Section 111 of the Local Government Act 1972, the Council has the power to do anything that is calculated to facilitate, or which is conducive or incidental to, the discharge of any of their functions.

7.2 s1 of the Localism Act 2011 empowers the Council to do anything an individual can do apart from that which is specifically prohibited by pre-existing legislation

- 7.3 Section 3(1) of the Local Government Act 1999 (LGA 1999) contains a general duty on a best value authority to make arrangements to secure continuous improvement in the way in which its functions are exercised, having regard to a combination of economy, efficiency and effectiveness.
- 7.4 s1 Local Government (Contracts) Act 1997 confers power on the Council to enter into a contract for the provision of making available assets or services for the purposes of, or in connection with, the discharge of the function by the Council.
- 7.5 When entering into a public works contract, the authority is required to comply with the Councils' Contract Standing Orders found at Part 4 of the Councils' constitution. The contract value is below the threshold of the Public Contract Regulations 2015.

Background Papers

- JSC approval of report on Albion Street Development 2nd April 2019
<https://democracy.adur-worthing.gov.uk/Data/Joint%20Strategic%20Committee/201904021830/Agenda/media.153467.en.pdf>
- JSC approval of Delivering Pathways to Affordable Homes report 30th March 2021
<https://democracy.adur-worthing.gov.uk/documents/g1493/Printed%20minutes%2030th-Mar-2021%2018.30%20Joint%20Strategic%20Committee.pdf?T=1>

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Sustainability & Risk Assessment

1. Economic

This proposal assists the council in meeting its stated strategic goal of increasing the supply of temporary housing to meet the needs of homeless households in the District.

2. Social

2.1 Social Value

This proposal will provide decent and affordable accommodation for those presenting as homeless and identified as in priority need. This will have a positive impact on those individuals housed pending transfer to permanent accommodation.

2.2 Equality Issues

This proposal does not have a specific effect on any specific group with protected characteristics

2.3 Community Safety Issues (Section 17)

There are no specific impacts on crime and disorder.

2.4 Human Rights Issues

This proposal assists with the right to respect for a home life by providing a disadvantaged group of people (i.e. homeless households) with a decent affordable home.

3. Environmental

The buildings will be refurbished to achieve modern standards under the building regulations will also reduce fuel poverty for residents.

4. Governance

The proposals in this report are fully in line with the Councils' Housing Strategy and with its Platform for our Places strategic document.