

# EXECUTIVE DECISION

made by a Cabinet Member

## Briefing Paper Part I



### 1.0 Executive summary

- 1.1 A planning application for the West End Health and Wellbeing Hub has been submitted to the Local Planning Authority and is due for a decision in May 2022.
- 1.2 A construction firm has been initially appointed as principal contractors to construct the Health and Wellbeing hub and negotiations around the total contract sum are ongoing. The contractor's final appointment will be subject to satisfactory conclusion of negotiations.
- 1.3 A Final Business Case will be submitted to the National Health Service England (NHSE) in August 2022 in time for a construction Start on site in January 2023.
- 1.4 Subject to formal decision, it has been agreed that the Council will fund facilitating works to enable a material start on site in line with the current Health and Wellbeing hub programme. The work includes demolition of buildings on Western Approach and diversion of utilities within Colin Campbell Court, prior to January 2023.
- 1.5 The intention is that the Council would procure and manage the demolition work and the Clinical Commissioning Group (CCG) would procure and manage the diversion works.
- 1.5 It has been agreed that upon formal confirmation of the Health and Wellbeing hub Final Business Case by NHSE the funds used to divert the utilities will be reimbursed in full to the Council.
- 1.6 If for whatever reason the Final Business Case is not approved by the NHSE then the funds will not be reimbursed to the Council. It is likely that the Council would have had to incur these costs in any event at some point in the future to facilitate the redevelopment of Colin Campbell Court.

### 2.0 Purpose of the report

- 2.1 This report and Business Case (attached as an appendix to the part II paper) seek approval to allocate sufficient funding for the project into the Capital Programme to undertake demolitions of buildings along Western Approach and fund the diversions of utilities within Colin Campbell Court. The report also seeks approval to authorise the procurement process to appoint consultants (as necessary) and a contractor to undertake the work and authorisation for the Service Director for Economic Development to approve business cases, enter into funding agreements (or similar) and award contracts including but not limited to contractor appointments, consultant appointments, warranties etc. relating to the demolitions and diversions where they would otherwise not have authority to do so.

### 3.0 Further information

- 3.1 The Health and Wellbeing hub project team have produced a cost estimate for the demolition and diversion works and costs are assumed in the region of £985,000 subject to finalising design and tender etc.
- 3.2 The project team are also producing a programme for the works to be completed prior to the proposed Cavell start on site date of January 2023.

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- 3.3 Undertaking the demolition and diversion works in advance of the main works package for the Health and Wellbeing hub will lead to programme and cost savings for the project.
- 3.4 It is proposed that the Council would fund the works through a combination of Brownfield Land Release Funding and a loan from Homes England.
- 3.5 It has been agreed that upon formal confirmation of the Health and Wellbeing hub Final Business Case by NHSE the funds used to divert the utilities will be reimbursed in full to the Council.
- 3.6 If for whatever reason the Health and Wellbeing hub Final Business Case is not approved by the NHSE then the funds will not be reimbursed to the Council.
- 3.5 On approval of this business case the Council will work with the project team to undertake the necessary surveys, collate tender information, liaise with the Local Planning Authority and Highways teams in order to facilitate the work prior to ultimately instructing a contractor for the demolition work. The Council will enter into an agreement with the CCG to fund the diversion work. The CCG will manage the diversion works.

### **4.0 Decision required**

- 4.1 The decision required is to allocate sufficient funding for the project into the Capital Programme to undertake demolitions of buildings along Western Approach and fund the diversions of utilities within Colin Campbell Court. The report also seeks approval to authorise the procurement process to appoint consultants (as necessary) and a contractor to undertake the work and authorisation for the Service Director for Economic Development to approve business cases, enter into funding agreements (or similar) and award contracts including but not limited to contractor appointments, consultant appointments, warranties etc. relating to this project where they would otherwise not have authority to do so.

### **5.0 Recommendation**

#### **It is recommended that the Leader of the Council:**

- Approves the Business Case
- Allocates £985,000 for the project into the Capital Programme funded Brownfield Land Release Funding and Homes England Grant
- Authorises the procurement process
- Authorises the Service Director for Economic Development to approve business cases, enter into funding agreements (or similar) and award contracts including, but not limited to, contractor appointments, consultant appointments, warranties etc. relating to the demolitions and diversions where they would otherwise not have authority to do so