


DECISIONS DELEGATED TO OFFICERS

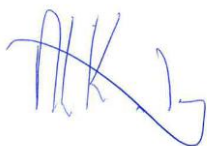
Decision title:	Award of a Pre-Contract Service Agreement for the redevelopment of Standingford House, Cave Street, Oxford
Decision date:	26 January 2023
Source of delegation:	<p>Cabinet, on 10 November 2021, resolved to:</p> <p>2. Delegate authority to the Executive Director Development, in consultation with the Head of Financial Services; the Head of Law and Governance; the Leader and Cabinet Member for Inclusive Growth, Economic Recovery and Partnerships; and the Cabinet Member for Finance and Asset Management, to agree and enter into a building contract and associated professional services for the redevelopment following the conclusion of a procurement exercise.</p> <p>Council, on 29 November 2021, resolved to:</p> <p>1. Approve a capital budget of £9.70m to deliver the project, and including the use of £1.13m of funds awarded to the Council from OxLEP's Local Growth Fund.</p>
What decision was made?	To enter into a Pre Contract Service Agreement (PCSA) with Beard Construction in relation to the redevelopment of Standingford House to provide affordable managed workspace. The details of the contract are commercially sensitive and exempt.
Purpose:	The decision to enter into the PCSA will allow a review and value engineering exercise of the present construction design and budget to be undertaken, to achieve a point of acceptable viability for the project.
Reasons:	<p>This work is necessary in order to facilitate the delivery of the redevelopment of Standingford House in line with the Cabinet and Council decisions of 10 and 29 November 2021, and to ensure that the scheme is delivered within budget.</p> <p>The consultant team (architect/project manager/quantity surveyor) has produced several iterations of the project, resulting in the present cost plan. The budget has not hit the value of build cost which satisfies feasibility and a business case.</p>


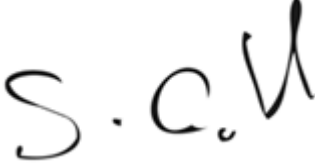
Decision made by:	Tom Bridgman, Executive Director (Development)
Other options considered:	Not to enter into the pre-contract service agreement. This option was rejected as it would not allow delivery of the project in accordance with the previous Cabinet and Council decisions.
Documents considered:	Tender Report Briefing to Members Preferred Tender from Beard Construction These documents are commercially sensitive and exempt.
Key or Not Key:	Not Key; the contract value is below the £500,000 threshold.
Wards significantly affected:	None
Declared conflict of interest:	None
This form was completed by: Name & title: Date:	Douglas Kerrigan Interim Development Manager 20 January 2023

Approval checklist

<i>Approver</i>	<i>Name and job title</i>	<i>Date</i>
Decision maker	Tom Bridgman Executive Director (Development) 	26 January 2023

Consultee checklist

<i>Consultees</i>	<i>Name and job title</i>	<i>Date</i>
Head of Financial Services	Nigel Kennedy Head of Financial Services (Section 151 Officer) 	23 January 2023

Head of Law and Governance	Susan Sale Head of Law and Governance 	26 January 2023
Executive Director (Communities and People)	Stephen Gabriel Executive Director (Communities and People) 	26 January 2023
Cabinet Member	Leader Councillor Susan Brown Cabinet Member for Inclusive Economy and Partnerships Deputy Leader Councillor Ed Turner Cabinet Member for Finance and Asset Management	26 January 2023