

Procurement Board meeting held in the Civic Centre, Chorley Road, Swinton, M27 5DA

Wednesday, 24 August 2022

Meeting commenced at 10:00am

Meeting ended at 10:20am

Present in Person

City Mayor, Paul Dennett and Councillor Merry.

In Attendance in Person

Chris Howl	Democratic Services
Nick Jackson	MEN Reporter

In Attendance via MS Teams

David Mills	Strategic Finance Manager
Anthony Hilton	Strategic Head of Procurement
Dylan Vince	Service Manager - Assets & Development
Gillian Holt	Principal Officer – Development
Les Woolhouse	Head of Service, Building & Facilities

1. Apologies for Absence

Apologies for absence were submitted on behalf of Councillor Hinds, Councillor Kelly, Councillor Youd.

2. Declarations of Interest

There were no declarations of interest.

3. Minutes of Proceedings

The minutes of the meeting held on 10 August 2022 were approved as a correct record.

4. Matters Arising

There were no matters arising.

5. Decision Items - Part 1 (Open to the Public)

5(a) Approval to Award the Contract for the construction of the design and build of 177 units at Longshaw Drive, Little Hulton to Seddon Construction

The Strategic Director for Place submitted a report seeking approval to award the contract for the construction of the design and build of 177 units at Longshaw Drive, Little Hulton to Seddon Construction.

The project is currently at RIBA stage 4 (final design stage) and all information is in place to enable the construction of the project to progress and planning permission that was approved on 16 December 2021.

Since the approval of the enabling contract in March 2022, the title issues relating to part of the site have now been resolved with the whole site now being in the full

ownership of Salford City Council on a freehold basis. Furthermore, Homes England grant funding has now been secured.

On completion of the development (anticipated 2025), the intention is for 92 units within the scheme to be disposed of to Dérive RP for social and affordable housing, with 85 units for the private rented sector and open market sales, developed to create a sustainable mix of properties and improve the viability of the scheme.

RESOLVED: THAT Procurement Board note the proposals detailed on the terms as set out in this report and on the detailed terms set out in the Part 2 report on the agenda and:

- approves the award of the contract to Seddon Construction, to act as Construction Partner, for the construction phase of the design and build of 177 units at Longshaw Drive following previous approval to progress the scheme to RIBA stage 4 (report approved at Procurement Board on 28th July 2021).
- approves the overall development budget of £39,191,932 (Contractor Costs £37,482,960 and Salford City Council costs £1,708,972 – for statutory costs, surveys and fees).

6. Any Other Business Part 1 - Open to the Public

There were no items of any other business.

7. Exclusion of the public

RESOLVED: THAT, under section 100A(4) of the Local Government Act 1972, the public be excluded from the meeting for the following item of business on the grounds that it involved the likely disclosure of exempt information as specified in paragraph 3 of Part 1 of Schedule 12A to the Act.

8. Decision Items Part 2 - Closed to the Public

8(a) Approval to Award the Contract for the construction of the design and build of 177 units at Longshaw Drive, Little Hulton to Seddon Construction

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The project is currently at RIBA stage 4 (final design stage) and all information is in place to enable the construction of the project to progress and planning permission that was approved on 16 December 2021.

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On completion of the development (anticipated 2025), the intention is for 92 units within the scheme to be disposed of to Dérive RP for social and affordable housing, with 85 units for the private rented sector and open market sales, developed to create a sustainable mix of properties and improve the viability of the scheme.

RESOLVED: THAT Procurement Board note the proposals detailed terms set out in this report and the details on the terms as set out in the Part 1 report on the agenda and:

- approves the award of the contract to Seddon Construction, to act as Construction Partner, for the construction phase of the design and build of 177 units at Longshaw Drive following previous approval to progress the scheme to RIBA stage 4 (report approved at Procurement Board on 28th July 2021).
- approves the overall development budget of £39,191,932 (Contractor Costs £37,482,960 and Salford City Council costs £1,708,972 – for statutory costs, surveys and fees).

9. Date and Time of Next Meeting

14:00pm on Wednesday 14 September 2022 in the Salford Suite at the Salford Civic Centre, Chorley Road, Swinton, M27 5DA.