

Record of Officer's Decision

The Openness of Local Government Bodies Regulations 2014 and the Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012

Date of Decision:	15/09/2025
Decision Maker (Officer):	Deputy Chief Executive and Corporate Director for Place & Wellbeing
Authority for Delegated Decision (Cabinet/Committee Decision or Scheme of Delegation – provide reference):	Executive decision of the Portfolio Holder for Corporate Finance and Governance: Capital Regeneration Projects – Homes for Dovercourt: Exemption to Enable Direct Award of the Demolition Contract, 7 July 2025 (link) Cabinet: Levelling Up Fund and Capital Regeneration Projects - Progressing the Projects to Planning Permission, 6 October 2023 (11879) Cabinet: Update on LUF / CRP, 24 May 2024 (12439) Executive Decision: Planning Submission for the CRP Funded project at Milton Road Car Park, Dovercourt, November 2024 (12962) Cabinet: Progressing the Projects to production of Tender information, December 2024 (19665)
Identify which Portfolio Holder(s)/Committee Chairman consulted?	Portfolio Holder for Economic Growth, Regeneration and Tourism
Ward Member(s) consulted?	Yes
Is it a Key Decision?	No
Is it subject to call-in?	No
Decision Made:	To enter into contract with SRC Group Ltd (of Crown Business Centre, Ardleigh, CO7 7QR, Company number 10850220) for the purposes of undertaking demolition works at Milton Road and Victoria Street, as part of the Council's Capital Regeneration Projects (CRP) Homes for Dovercourt development.

	The services have a total cost of £107,600.00 plus VAT (including 10% contingency).
Reason for Decision (if a report was produced to support the Decision, refer to or attach it):	A competitive Invitation to Tender (ITT) was conducted with the Essex Procurement Partnership (EPP). One bid was received—from SRC Building Demolition Services. Planning consent was granted in early spring 2025 (references 24/01716/FUL and 24/01911/FUL) which included consent for demolition of both sites. The demolition will enable the development of contract documentation to be completed to enable main contractor tender, working towards starting the main construction works in Q3 2025/6. Further information is available in the attached report
Highlight any associated risks/finance/legal/equality considerations:	The budget estimate for this piece of work was £200,000 + VAT and the bid received is for £97,830+ VAT demonstrating value for money as the works can be delivered with this supplier under-budget. As the bidder is familiar with the site, having helped TDC clear it of flytipped rubbish and vegetation, it is deemed that their price is reliable and accurately reflects the current market rates where risks are known. SRC Group's bid scored well across all other evaluation criteria. Officers have assessed the submission, with EPP reviewing Social Value and Commercial aspects. The external Principal Designer also confirmed SRC's compliance and capability. Further information is available in the attached report
NEW : Details of Local Government Reorganisation and/or Devolution considerations	The appointment duration concludes prior to the timescales of Local Government Reorganisation. Reassignment terms are incorporated within the Building Contract, which allows for the appointment to be transferred to a future authority. The wider project will include works to improve the building condition in the short term, prevent further decay, and manage the ongoing maintenance burden of this council-owned asset.
Details of any Alternative Options Considered and rejected (together with reasons):	Option 1 – Not to appoint this company: A competitive procurement process was undertaken. SRC Group were the only company to return a bid. Option 2 – Not to appoint at this time: Not undertaking demolition is not viable for the delivery of the projects. Delay to the demolition could impact on

	the timescales for the main construction works and present additional risk to the Council. Option 3 – Not to appoint an external consultant: this approach was not selected due to there not being sufficient capacity from sufficiently qualified and experienced personnel within Council teams to be resourced to the project. Option 4 – Not to progress the project: this would forfeit significant government funding and the opportunity to address important local issues, and could impact on the Council's access to central government regeneration funding in the future.	
Details of any declarations of interest (by Portfolio Holder/Committee Chairman who was consulted by the officer, which related to the decision) If relevant, a note of the dispensation granted by the Monitoring Officer:	N/A	
Reason Decision, or supporting Report, is not published: <i>Tick one or more of the specific exemptions,</i> <u>and</u> <i>Give more information in the final box with regards to why the exemption applies and outweighs the public interest test (which is in favour of disclosure).</i>	X	Not applicable – Decision [and report] to be published
	If Report is not to be published – tick one of the following boxes:	
		The report supporting the Decision contains confidential information
		The Report supporting the Decision falls within an exemption pursuant to Schedule 12A of the Local Government Act 1972 Information:
		• Relates to an individual
		• Likely to reveal the identity of an individual
		• Relating to financial or business affairs of a person or organisation
		• Relates to a claim for legal professional privilege in legal proceedings
		• Reveals that the Council proposes to give under any enactment a notice under or by virtue of which requirements are imposed on a person; or to make an order or direction under any enactment

		• Relating to any action taken or to be taken in connection with the prevention, investigation or prosecution of crime
	<u>And</u> is exempt if and so long, as in all the circumstances of the case, the public interest in maintaining the exemption outweighs the public interest in disclosing the information Reasons: [insert]	

Officers

Signed: [Confirmed via email]

Deputy Chief Executive and Corporate Director for
Place & Wellbeing

In consultation with:

Signed: [Confirmed via email]

**Portfolio Holder For Economic Growth, Tourism
and Regeneration**

Dated: 15/9/25