

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:	15/06/2026
Decision Maker (Officer):	Deputy Chief Executive and Corporate Director for Place & Wellbeing / or Corporate Director Operations and Delivery.
Authority for Delegated Decision (Cabinet/Committee Decision or Scheme of Delegation – provide reference):	Part 3, Schedule 3 – Responsibility for Executive Functions delegated to Officers paragraph 4.3 (1) – the Corporate Director has delegated authority to discharge executive functions within their respective service areas (Part 3.38). All delegations are subject to consultation where considered appropriate in the circumstances (paragraph 4.3 (4(ii) – Part 3.39). 4.4.1(1) All Corporate Directors have the authority to incur expenditure (with the exception of external legal resources) in accordance with the Budget and Policy Framework, Financial Procedure Rules and Procurement Procedure Rules Cabinet – December 2024; Progression to procurement (13113), March 2026; Procurement Update and Next Steps (22534), and April 2026; Financial Report (22684)
Identify which Portfolio Holder(s)/Committee Chairman consulted?	Deputy Leader of the Council and Portfolio Holder for Regeneration and Tourism
Ward Member(s) consulted?	Yes
Is it a Key Decision?	No
Is it subject to call-in?	No
Decision Made:	To award a Pre-Construction Services Agreement (PCSA) contract to Ermine Construction Services Ltd (Company No. 09534978) for the Milton Road and Victoria Street (Homes for Dovercourt) schemes, at a value of up to £76,200 (excluding VAT), including a

	10% contingency, to progress the projects through detailed design, cost development and pre-construction planning.
Reason for Decision (if a report was produced to support the Decision, refer to or attach it):	The Milton Road and Victoria Street schemes form part of the Council's Local Regeneration Fund programme, which will deliver regeneration of two sites, including a refurbished public car park and 8 new affordable homes. A competitive procurement exercise has been undertaken, identifying a preferred bidder following strong market interest and evaluation of submissions. The appointment of the contractor under a PCSA will enable early contractor involvement to: • refine the detailed design; • identify and manage risks; and • develop a robust and deliverable contract sum for the main works. This stage is critical to progressing the scheme within the required programme and funding timescales, including the requirement to expend funding by March 2028. This decision relates to the initial PCSA stage. At the conclusion of this stage, the contractor will develop and submit a final contract sum for the main construction works, which will be subject to a further officer decision (in consultation with Portfolio Holders) prior to entering into a main works contract.
Highlight any associated risks/finance/legal/equality considerations:	The cost of the PCSA will be met from the approved project budget within the Council's Capital Programme. Key considerations include: • Financial risk: The PCSA stage will reduce cost uncertainty through design development and value engineering, improving the likelihood of delivering within the approved funding envelope. • Programme risk: Early contractor involvement supports delivery within the required funding timeframe. • Procurement/legal: The procurement has been undertaken in accordance with the Council's Procurement Procedure Rules and the Procurement Act 2023 requirements.

	Delivery risk: Ongoing monitoring of contractor performance, financial standing and programme through the PCSA stage. No additional equality implications beyond those already identified in previous Cabinet reports; May 2024 (12439).																
NEW : Details of Local Government Reorganisation and/or Devolution considerations	The PCSA stage is short term and will be completed ahead of any potential Local Government Reorganisation milestones, with no anticipated impact on delivery.																
Details of any Alternative Options Considered and rejected (together with reasons):	Option 1 – Do not award the PCSA contract; would delay or prevent delivery of the scheme and risk loss of external funding. Option 2 – Delay award; would impact programme and increase risk to meeting funding deadlines. Option 3 – Undertake a further procurement exercise; unlikely to improve outcome and would introduce unnecessary delay.																
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:	Not applicable																
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</i>	<table border="1"> <tr> <td></td><td>Not applicable – Decision [and report] to be published</td></tr> <tr> <td></td><td>If Report is not to be published – tick one of the following boxes:</td></tr> <tr> <td></td><td>The report supporting the Decision contains confidential information</td></tr> <tr> <td></td><td>The Report supporting the Decision falls within an exemption pursuant to Schedule 12A of the Local Government Act 1972 Information:</td></tr> <tr> <td></td><td> - Relates to an individual </td></tr> <tr> <td></td><td> - Likely to reveal the identity of an individual </td></tr> <tr> <td></td><td> - Relating to financial or business affairs of a person or organisation </td></tr> <tr> <td></td><td> - Relates to a claim for legal professional privilege in legal proceedings </td></tr> </table>		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
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<i>test (which is in favour of disclosure).</i>		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:

Title: Deputy Chief Executive and Corporate Director for Place & Wellbeing

In consultation with:

Signed:

Portfolio Holder For Economic Growth, Regeneration and Tourism