

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:	19/06/2026
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):	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, 20th December 2024 (Minute 99 refers) - link Cabinet, 17th March 2025 (Minute 149 refers) - link Executive Decision of the Portfolio Holder for Economic Growth, Regeneration and Tourism dated 5th August 2025 - link Cabinet, 24th April 2026; Financial Performance Report 2025/26 - General Update at the end of December 2025 (22684)
Identify which Portfolio Holder(s)/Committee Chairman consulted?	Cllr Ivan Henderson, Deputy Leader of the Council and Portfolio Holder for Regeneration and Tourism Supporting Portfolio Holder: Cllr Gary Scott, Portfolio Holder for Arts, Culture & Heritage
Ward Member(s) consulted?	No

Is it a Key Decision?	No
Is it subject to call-in?	No
Decision Made:	To enter into a Pre-Construction Services Agreement (PCSA), as the first phase of a two-stage tender process for the Ten_10 Seafront Micro Venue project with Re-Gen UK Construction Ltd. (company number: 08534898) for the value of £53,691.00 (contract price + 10% contingency, excluding VAT). A second stage, with associated costs and Design & Build contract, will be entered into at a later stage for the Construction phase and will be subject to a separate future decision.
Reason for Decision (if a report was produced to support the Decision, refer to or attach it):	On 20 December 2024, Cabinet accepted the Community Regeneration Partnership funding and commenced delivery. Prior to this, the programme was accepted into the Policy Framework by Full Council on 8 June 2024 and the principle of entering the Partnership approved by Cabinet on 26 July 2024. Subsequently, the funding has been received and a Memorandum of Understanding entered with MHCLG which includes TDC as the Accountable Body. Pre-Market Engagement was conducted through a notice published on Find a Tender in February 2026, with 29 responses received from interested contractors, including 14 from Essex, and others from the wider south-east region and London. Following on, this was one of four bids received following a competitive tender period utilising a Dynamic Purchasing System. The bids have been evaluated by a panel of officers and appointed specialist consultants, and consensus reached on a preferred bidder. The financial submission for the PCSA Contract is within the available funding. The primary Construction contract, with associated costs, will be entered into later this summer, pending approval. The quality submission received positive scoring with competent responses satisfying all requirements. This decision enables the project to progress to the next level of technical design prior to entering the final Construction contract. This will ensure the project progresses, per the Council's commitment to date and as set out in the Project Initiation Document.

Highlight any associated risks/finance/legal/equality considerations:	Funding has been secured for the project through the Community Regeneration Partnership and allocated to the project by Cabinet as set out earlier in this notice. The Ten_10 Seafront Micro Venue project was approved by Cabinet in December 2024 and the project implementation was approved by Portfolio Holder in August 2025. In November 2025, Cabinet allocated an additional £400,000 to the project in response due to a number of projects proposed no longer being pursued due to level of risk. A Change Control Notice was prepared to set out the implications of this change against the Project Initiation Document and was approved in April 2026. This bid provides the best value for money from all the compliant bids, as well as being cheaper than the prepared pre-tender estimate. However, to ensure the project is kept within budget as it progresses a value engineering strategy has been established. If the Council do not enter into this contract, then the works would not progress further, meaning we may then be required to return monies to MHCLG due to failing to achieve agreed outputs and outcomes. Furthermore, the level of disrepair across the three assets is likely to worsen if not addressed, leading to long-term financial implications for the Council due to its duty to maintain these properties. In addition, certain issues, such as structural cracking, require urgent attention as they may pose a health and safety risk to the public if left unresolved.
NEW : Details of Local Government Reorganisation and/or Devolution considerations	The wider project will include works to provide improved amenities to residents of and visitors to the district and deliver improvements to the condition of existing public realm and open spaces owned by the Council, with a view to improving condition and managing the ongoing maintenance burden of such sites.
Details of any Alternative Options Considered and rejected (together with reasons):	Option 1 – Not to enter into contract: Taking this approach would mean the works would not progress, and the project would stall. We may also then be required to return monies to MHCLG due to failing to achieve the agreed outputs and outcomes. Furthermore, the state of disrepair the assets are currently in would worsen and would continue to detract from the wider setting along the seafront.

	Option 2 – Enter into the contract at a later date: Delaying entry into the contract could result in the loss of substantial project momentum and progress achieved to date. It may also damage the Council's positive reputation within the community following recent external communications and could reduce the Council's ability to gain a clear understanding of the project's buildability, costs, and potential risks at an early stage.																						
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 test (which is in favour of disclosure).</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> <tr> <td></td><td> - 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 </td></tr> <tr> <td></td><td> - Relating to any action taken or to be taken in connection with the prevention, investigation or prosecution of crime </td></tr> <tr> <td></td><td> <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] </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		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]
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Officers

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

In consultation with:

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

Signed: **Portfolio Holder For Arts, Culture & Heritage**

Dated: