

**RECORD OF DECISION TAKEN UNDER  
DELEGATED AUTHORITY FROM  
EXECUTIVE/COUNCIL/COMMITTEE   
DELEGATED POWERS OUTLINED IN  
THE CONSTITUTION**



<b>DELEGATED OFFICER DECISION TAKEN BY:</b>	Strategic Director of Growth & Development
<b>DELEGATED BY:</b>	Executive (07/12/2023)
<b>IN CONSULTATION WITH:</b>	Executive Member
<b>PORTFOLIO AREA:</b>	Growth and Development

**SUBJECT: SUBJECT: Youth Investment Fund - Appointment of preferred principal contractor for the redevelopment of Audley and Queen’s Park Children’s Centre and Darwen Youth Centre**

**1. DECISION**

To award to the successful contractor who has submitted the most advantageous tender for redevelopments to Audley and Queen’s Children’s Centre and Darwen Youth Centre, funded by the Youth Investment Fund (YIF).

**2. REASON FOR DECISION**

The further competition was open to all contractors on the Growth and Development Framework. A mini-competition was undertaken via the Council’s e-tendering portal – The Chest. The Programme is a two-stage design and build process. Contractors were required to submit a stage 1 priced commercial summary to include indicative preliminary and design costs. The appointed contractor will work with the current design team to finalise on-going designs. Stage 2 construction will commence following the approval of the design process.

Two of the framework partners submitted high quality bids. The bids were evaluated against the below published scoring criteria.

70% Price/ 30% Quality.

A social value plan will be agreed upon award based on the contractors commitments submitted under the Growth and Development Framework.

Submissions were evaluated by members of the Council’s Growth and Development Team, the Contracts and Procurement Team and Walker Sime Construction Consultants. The relevant scores are detailed in the table below.

	<b>Bidder A</b>	<b>Bidder B</b>
<b>Total Score (%)</b>	<b>43.66%</b>	<b>93%</b>

It is therefore the intention to award the contract to Bidder B Seddon Construction as they had the highest overall score.

### 3. BACKGROUND

Established in August 2022 the YIF is a £300m national pot of grant funding awarded by Government, though managed by the Social Investment Business (SIB), on behalf of the Government.

The aim of the fund is to provide significant funding opportunities for the out-of-school youth sector in Levelling Up priority areas, including Blackburn with Darwen. The YIF is designed to enable the improvement and / or renovation of existing youth facilities or providing direct funding to support the construction of new facilities.

In October 2022, the Council with key partners began work on developing submissions to the second phase of the Youth Investment Fund (YIF). Working with the grant provider, the SIB, it was agreed that the Borough as a place would submit multiple bids to cover the Borough's key youth facilities.

The Growth and Development Department, working alongside the Children's and Education Department, worked at pace to identify Council venues most suitable for a funding bid, with consideration given to estimated cost, current and future service provision and project deliverability within Government's funding timeframe of April 2023 – March 2025. To this end, Audley and Queen's Park Children Centre and Darwen Youth Centre were progressed as the Council's facilities seeking YIF support. In January 2023, the Council submitted a bid for both of its facilities. The Council was notified that it had been successful in its bid and would receive a total grant award of £4,583,074, subject to a Grant Funding Agreement (GFA) between the Council and the SIB. The GFA was signed in July 2023.

The funding envelope for these works alongside the delegation of spend to the Strategic Director of Growth and Development was agreed by Executive Board on December 7th 2023.

[EBD1: Executive Board Decision \(moderngov.co.uk\)](#)

Executive Member approval to go out to tender for procurement of the works via the Growth & Development Framework was sought on December 20<sup>th</sup> 2023

[EMD1: Executive Member Decision \(moderngov.co.uk\)](#)

### 4. KEY ISSUES AND RISKS

Planning applications for both schemes have been submitted and approved by the Planning and Highways Committee, mitigating planning risks for both schemes. Planning approval for the Darwen Youth Centre development is subject to a number of conditions which are currently in the process of being discharged by the appointed Design Team in consultation with the Blackburn with Darwen Planning Department. It is understood that none of the approval conditions or the discharge of these conditions pose a risk to the development.

At time of tender, it was agreed that the Council would utilise a 2-stage design and build process for this appointment. In appointing the preferred contractor (stage 1) the Council and the Design

Team will work with the preferred contractor to enter into a Pre-Construction Services Contract and a Design and Build Contract further to consultation with the preferred contractor. This signing of this contract will conclude this appointment.

Further to the conditions outlined in the Grant Funding Agreement the appointment of a principal contractor is also subject to approval by the grant funder the Social Investment Business via their construction consultants Fusion 21. However, it is not expected that this poses a risk to either this appointment or the wider programme.

Higher levels of inflation remain a risk within the construction industry, however the utilisation of two stage tender process has and will mitigate this as the funding envelope for works has been confirmed with the contractor prior to the formulation of the Pre-Construction Services Contract and the full Design and Build Contract.

## **5. FINANCIAL IMPLICATIONS**

The bid for works falls within the funding envelope for this programme which was presented and approved by the Executive Board on December 7<sup>th</sup>, 2023. For clarity this is a funding envelope consisting entirely of a capital grant of £4,284,953 awarded by the Social Investment Business to the Council in July 2023. This budget will need to cover the Phase 2 Construction costs estimated to be £2.4m, spend incurred to date of £235k and all future other costs associated with this scheme e.g. Quantity Surveyor costs.

## **6. LEGAL IMPLICATIONS**

The works will be carried out under NEC Option C Target Cost with Activity Schedule with suitable Z Clauses agreed between the project partners.

## **7. RESOURCE IMPLICATIONS**

None

## **8. OPTIONS CONSIDERED AND REJECTED**

The decision to use the Growth and Development Framework was taken as the partners have a vast amount of experience in the borough and have a commitment to using local labour and suppliers which is a key priority for the Council.

## **9. CONSULTATIONS**

Full public and open consultation with local residents towards both schemes were conducted during the planning application and approval process.

## **10. DECLARATION OF INTEREST**

All Declarations of Interest of the officer with delegation and any Member who has been consulted, and note of any dispensation granted should be recorded below:

**VERSION:** 1

<b>CONTACT OFFICER:</b>	<b>Andrew Barrow</b>
<b>DATE:</b>	19/03/2024
<b>BACKGROUND DOCUMENTS:</b>	