

City of Wolverhampton Council – Decisions taken by the Cabinet (Resources) Panel on Wednesday, 20 October 2021

Item 5	
Title	Procurement - Award of Contracts for Works, Goods and Services
Status	Recommendations Approved
Record of Decision	<ol style="list-style-type: none"> 1. That authority be delegated to the Leader of the Council, in consultation with the Director of Finance, to approve the award of a contract for Corporate Bank Contract when the evaluation process is complete. 2. That authority be delegated to the Leader of the Council, in consultation with the Director of Finance, to approve the award of a contract for eServices software when the evaluation process is complete. 3. That authority be delegated to the Cabinet Member for City Environment and Climate Change, in consultation with the Director of City Housing and Environment, to approve the award of a contract for a City Environment Back Office System when the evaluation process is complete.
Options Considered	The evaluation of alternative options is detailed in the main body of the report.
Reasons for Decision	The delegations are requested to ensure the contracts can be awarded in good time, once the evaluation processes are complete.
Record of Conflicts of Interest	None
Dispensation Granted	Not applicable
Decision available for implementation (subject to call-in)	26 October 2021

City of Wolverhampton Council – Decisions taken by the Cabinet (Resources) Panel on Wednesday, 20 October 2021

Item 6	
Title	Acquisition of Privately Owned Empty Property by Agreement or Compulsory Purchase: Sunnyside, Inkerman Grove, Wolverhampton, WV10 0EU
Status	Recommendations Approved
Record of Decision	<ol style="list-style-type: none"> 1. That the Director of City Housing and Environment be authorised to negotiate terms for the acquisition of the property Sunnyside, Inkerman Grove, Wolverhampton, WV10 0EU and, in default of that acquisition, give authority for a compulsory purchase order (CPO) to be made under Part II Section 17 Housing Act 1985 in respect of the property. 2. That expenditure for the potential acquisition of the property, with subsequent capital receipts being recycled within the Empty Property Strategy programme be approved. 3. That in the event that the property is improved and re-occupied to the satisfaction of the Director of City Housing and Environment, the withdrawal of the property from the CPO be authorised. 4. That following any acquisition, the Director of City Housing and Environment be authorised to dispose of the property on the open market on condition that the property is refurbished and re-occupied within six or 12 months (as appropriate to the scale of the works). 5. That the Chief Operating Officer be authorised to: <ol style="list-style-type: none"> a. Take all reasonable steps as soon as it is reasonably practical to secure the making, confirmation and implementation of the CPO including the publication and service of all Notices and the presentation of the Council's case at any Public Inquiry. b. Approve agreements with the owners of the property setting out the terms for the withdrawal of objections to the CPO, and/or making arrangements for re-housing or relocation of any occupiers.

City of Wolverhampton Council – Decisions taken by the Cabinet (Resources) Panel on Wednesday, 20 October 2021

	<p>c. Approve the making of a General Vesting Declaration (the property is brought into Council ownership via this process).</p> <p>d. Approve the disposal of the whole and/ or parts of the property by auction, tender or private treaty.</p>
Options Considered	<p>a. Do nothing – the property is likely to remain empty, continue to be a wasted housing resource, continue to have a detrimental effect on the amenity of the area and continue to be a drain on the public purse. If the property is re-occupied without substantial renovation, the condition of the property is likely to be detrimental to the health of the occupier(s) and the safety of both the occupiers and neighbouring properties/ persons could be at risk.</p> <p>b. Empty Dwelling Management Order (EDMO) – An EDMO is considered to be a less draconian option than a compulsory purchase. However, the cost of refurbishment could place a strain on the Council’s finances. It would not be possible to recover the cost of initial refurbishment and subsequent management/ maintenance through the rental income generated over the seven years that a Final EDMO could be in place.</p> <p>c. Compulsory Purchase Order (CPO) – The prospect of a CPO often prompts the owner to act leading to the property being refurbished and re-occupied. However, if it is necessary to acquire the property, the proposals for the onward disposal and refurbishment set out in the report ensure that the property is brought back into use.</p>
Reasons for Decision	<p>a. To ensure that the property provides much needed housing by prompting the owner(s) either act voluntarily or via enforcement through a CPO.</p> <p>b. To ensure that health and safety concerns arising from the condition of the property are dealt with.</p> <p>c. To ensure that the property does not continue to be a drain on public resources.</p> <p>d. To ensure that the detrimental effect that the property is having on the area is removed.</p> <p>e. To ensure that the property has a positive financial impact on the public purse through additional New Homes Bonus funding.</p> <p>f. The proposal to pursue a CPO is the most cost effective in terms of financial and physical resources for the Council.</p>

City of Wolverhampton Council – Decisions taken by the Cabinet (Resources) Panel on Wednesday, 20 October 2021

Record of Conflicts of Interest	None
Dispensation Granted	Not applicable
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City of Wolverhampton Council – Decisions taken by the Cabinet (Resources) Panel on Wednesday, 20 October 2021

Item 7	
Title	Progressing the City Learning Quarter
Status	Recommendations Approved
Record of Decision	<ol style="list-style-type: none"> 1. That authority be delegated to the Leader of the Council and Deputy Leader: Inclusive City Economy in consultation with the Directors for Regeneration and Finance to: <ol style="list-style-type: none"> a. Approve the Council entering into a Grant Agreement in order to secure a grant of £7.75 million from the West Midlands Combined Authority’s Investment Programme for implementation of the City of Wolverhampton Technical Centre, Phase 1 of the City Learning Quarter (CLQ). b. Approve the Council entering into the required Development Agreement and Fixtures, Fittings and Equipment / Information Communication Technology Agreement with the City of Wolverhampton College to enable the tender, procurement and delivery of building works to complete Phase 1 City Learning Quarter. c. Approve the Council entering into (subject to confirmation of funding award and the associated full terms and conditions) any future Levelling Up Fund Grant Agreement for the City Learning Quarter Phase 2. d. Approve the Council entering into various legal agreements with the City of Wolverhampton College to facilitate the procurement of the required contracts (to include Construction, Fixtures, Fittings and Equipment, Information Communication Technology, and multiple moves) for the delivery of City Learning Quarter, Phase 2. e. Award contracts for the delivery of the City of Wolverhampton Technical Centre (CoWTechC), Phase 1 of the City Learning Quarter to the preferred contractor identified following a competitive tender and procurement exercise. 2. That the increase to the capital budget for the Phase 1 project to a total budget of £8.1 million, funded in full by grant, as per the details in the financial implications be approved.

City of Wolverhampton Council – Decisions taken by the Cabinet (Resources) Panel on Wednesday, 20 October 2021

	<ol style="list-style-type: none"> 3. That the Council be authorised to extend Consultant contracts to provide ongoing Project Management, Commercial Advice and Cost Management services through to completion of the City Learning Quarter Phase 1 and Phase 2. 4. That it be noted that the Council has submitted to a grant application seeking £20 million from the Government’s Levelling Up Fund to support City Learning Quarter, Phase 2 and that the outcome is awaited. 5. That it be noted that proposed changes to the funding strategy for City Learning Quarter, Phase 2 would be the subject of a future Cabinet report.
<p>Options Considered</p>	<p>The option to do nothing is not recommended this will result in a missed opportunity to fully fund and deliver the CoWTechC project and realise the direct economic, social and environmental benefits arising from the scheme.</p> <p>The Project Board has considered the refurbishment of the main Paget Road College campus and other buildings at a cost of over £40 million as an alternative to the CLQ programme. This option was discounted as it would not enable growth in learner numbers, and poor access of this site by multiple public transport modes may result in decline in student numbers negatively impacting the financial position of the College.</p> <p>The Project Board identified CoWTechC at the Bilston College Campus as the preferred option, as it creates a well-connected and efficient technical campus with a modern building that will appeal to learners and employers, deliver increased and improved learning that will drive the College’s financial revival. As a result, the College will be able to safeguard existing jobs and employ more teaching and non-teaching staff. The new facilities / specialist trade workshops will imitate workplace environments which will improve learning outcomes with more learners attaining better results and the skill required by employers. The scheme will deliver economic benefits – jobs created and safeguarded, businesses assisted and improved skills, environmental benefits - improved efficiency of the campus, reduced private transport and traffic congestion and social benefits - enhanced learning experiences of young people and workforce members, plus the increased access in terms of both location and opening hours.</p>

City of Wolverhampton Council – Decisions taken by the Cabinet (Resources) Panel on Wednesday, 20 October 2021

Reasons for Decision	<ul style="list-style-type: none">• The recommendation to enter into the Grant Agreement with West Midlands Combined Authority (WMCA) for the funding of £7.75 million will enable the delivery of CoWTechC, Phase 1 CLQ to be secured and the project to proceed, funded in full by grants.• Although part of the overall CLQ Programme, this report is seeking approval to proceed with Phase 1 CoWTechC independently as at this point in time full funding for this scheme has been confirmed. CoWTechC is a standalone project, its delivery is not reliant on the outcome of funding applications for Phase 2 CLQ (City Centre) or any other third-party capital funding.• The Council will be procuring the building contract for CoWTechC which is situated on land at Wellington Road in College ownership. The recommendation to sign the required Development Agreement and Fixtures, Fittings and Equipment / Information communication Technology Agreement with the College will allow the commencement of activities leading to the procurement of a building contractor during Autumn/Winter 2021 and the delivery of the programme to planned timeframes to facilitate the opening of CoWTechC in late 2023 / Spring 2024.• The Council is confident that subject to the availability of WMCA grant funding, the CoWtechC scheme can be procured and is able to be fully completed within the timeframes required by the Grant Agreement.• CoWTechC will provide significant benefits in education, technical skills improvement, jobs, contributing to Wolverhampton's Relight Recovery Commitment and aligning to the Government's long term ambition to support post Covid economic recovery. CoWTechC will improve the sustainability of the College and facilitate its expansion. The relocation of Advanced Engineering and Motor Vehicle (traditional / hybrid / electric) training from outdated and inaccessible 1950's Paget Road premises to a modern purpose built facility, featuring new workshops equipped with cutting edge machinery and equipment, replicating workplace environments will ensure an improved experience for all learners. CoWTechC is also better connected by greener and more sustainable transport modes (bus, tram, cycle, foot) which will help reduce private car use. This will attract additional student numbers, improve
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City of Wolverhampton Council – Decisions taken by the Cabinet (Resources) Panel on Wednesday, 20 October 2021

	technical qualification attainment rates which allow learners to secure high value and better paid jobs that respond to employers demands, increasing labour productivity outcomes. If WMCA's grant offer is not accepted, then the opportunity to secure investment to commence the delivery of the CLQ Programme will be lost.
Record of Conflicts of Interest	Mark Taylor, Deputy Chief Executive declared a pecuniary interest in so far as he is Chair of Governors for Wolverhampton College.
Dispensation Granted	Not applicable
Decision available for implementation (subject to call-in)	26 October 2021

City of Wolverhampton Council – Decisions taken by the Cabinet (Resources) Panel on Wednesday, 20 October 2021

Item 8	
Title	Social Housing Management Report Quarter One, April – June 2021
Status	Recommendation Approved
Record of Decision	That the performance of the Housing Management Agents for quarter one 2021-2022 be noted.
Options Considered	As this is a monitoring report, there are no alternative options to evaluate.
Reasons for Decision	<ul style="list-style-type: none"> • Performance should be reported regularly and formally to Councillors as required by the Regulator of Social Housing and Consumer Standards to give oversight of the managing agents performance. • It should also be noted that specifically Councillors are responsible for ensuring that the landlords services are managed effectively and comply with the regulatory requirements.
Record of Conflicts of Interest	None
Dispensation Granted	Not applicable
Decision available for implementation (subject to call-in)	26 October 2021

City of Wolverhampton Council – Decisions taken by the Cabinet (Resources) Panel on Wednesday, 20 October 2021

Item 9	
Title	Exclusion of press and public
Status	Recommendation Approved
Record of Decision	That in accordance with Section 100A(4) of the Local Government Act 1972 the press and public be excluded from the meeting for the following items of business as they involve the likely disclosure of exempt information relating to the financial or business affairs of any particular person (including the authority holding that information).
Options Considered	Not applicable.
Reasons for Decision	Not applicable.
Record of Conflicts of Interest	Not applicable
Dispensation Granted	Not applicable
Decision available for implementation (subject to call-in)	Not applicable

City of Wolverhampton Council – Decisions taken by the Cabinet (Resources) Panel on Wednesday, 20 October 2021

Item 10	
Title	Procurement - Award of Contracts for Works, Goods and Services
Status	Recommendations Approved
Record of Decision	<ol style="list-style-type: none"> 1. That the contract with Trident Reach, Progress Children’s Services Ltd, and Barnardo’s Services Ltd for Community Short Breaks for Children with Disabilities be extended for a duration of 10 months from 1 November 2021 to 1 September 2022 with an extension value of £206,470. 2. That the contract for Gas Supply be awarded to TotalEnergies Gas & Power Limited of 55-57 High Street, Redhill, Surrey, RH1 1RX, Company Number 2172239 for a duration of four years from 1 April 2023 to 31 March 2027 for a total contract value of £3.56 million. 3. That the exemptions to the Contract Procedure Rules approved by the Head of Procurement and Director of Finance from 1 to 31 July 2021 be noted.
Options Considered	As detailed in the exempt report.
Reasons for Decision	As detailed in the exempt report.
Record of Conflicts of Interest	None
Dispensation Granted	Not applicable
Decision available for implementation (subject to call-in)	26 October 2021

City of Wolverhampton Council – Decisions taken by the Cabinet (Resources) Panel on Wednesday, 20 October 2021

Item 11	
Title	Procurement - Award of Contracts for Works, Goods and Services
Status	Recommendation Approved
Record of Decision	That the contract for Vaccination Services be awarded to Central Healthcare Solutions Limited of 3mc Middlemarch Business Park, Siskin Drive, Coventry, CV3 4FJ, Company Number 10853992 for a duration of six months from 21 October 2021 to 31 March 2022 for a total contract value of £250,000.
Options Considered	As detailed in the exempt report.
Reasons for Decision	As detailed in the exempt report.
Record of Conflicts of Interest	None
Dispensation Granted	Not applicable
Decision available for implementation (subject to call-in)	26 October 2021