

**Bracknell Forest Council
Record of Decision**

Work Programme Reference	I117838
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1. **TITLE:** Bridgewell Supported Living

2. **SERVICE AREA:** People

3. **PURPOSE OF DECISION**

To seek approval to award the construction contract for the main works for the Bridgewell Supported Living project in accordance with the Strategic Procurement Plan approved by the Executive on 21 June 2022.

4. **IS KEY DECISION** Yes

5. **DECISION MADE BY:** Executive Director: People

6. **DECISION:**

That the contract for the main works for Bridgewell Supported Living be awarded to Neilcott Construction Limited, which is within the budget recommended by the Executive in October 2023 for the Council to approve.

7. **REASON FOR DECISION**

The Council appointed Neilcott Construction Limited (Neilcott) in January 2023 for the pre-construction services agreement under a two-stage Design and Build method. Neilcott has developed the design, obtained planning permission and submitted detailed pricing.

The contractor's proposal including pricing has been comprehensively reviewed and pricing has been finalised. The Enabling Works Agreement (EWA) was approved on 31 October 2023, which enabled Neilcott to commence mobilisation of their team and place orders with some of the sub-contractors, so that they can start on site with the main works in early December 2023. The award of the main works contract will follow on from the EWA and the contractor will commence onsite works. Hence, an approval of the award of a contract for the main works for the Bridgewell Supported Living project would commit the Council to the contract sum set out in Appendix 2 of the report which will be governed through the JCT Design and Build Contract 2016.

8. **ALTERNATIVE OPTIONS CONSIDERED**

The Council could procure the works stage contract by organising a new procurement exercise but this would lead to significant delay in completion of the project and it is likely to cost more.

9. **DOCUMENT CONSIDERED:** Report of the Executive Director: People

10. **DECLARED CONFLICTS OF INTEREST:** None.

Date Decision Made	Final Day of Call-in Period
7 December 2023	14 December 2023