

**To: THE EXECUTIVE**  
**Date: 20 JUNE 2023**

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## **STRATEGIC PROCUREMENT PLAN – OPLADEN WAY DEVELOPMENT**

### **Executive Director: Delivery**

#### **1. Purpose of Report**

- 1.1. To approve the strategic procurement plan attached in Appendix A to procure and commission a main contractor, in order to develop up to seven new temporary homes for homeless households and create a service road and a safe accessible footpath to local bus stops on Opladen Way.

#### **2. Recommendation(s)**

- 2.1. That the Executive approves this Strategic Procurement Plan (Appendix A) to tender the appointment of a main contractor under a Traditional building Contract to create up to seven new temporary homes.
- 2.2. The Executive delegates the award of the works contract to the Executive Member for Finance & Business Change in consultation with Executive Director Delivery.

#### **3. Reasons for Recommendation(s)**

- 3.1. It is a requirement of the contract standing orders that the Executive approve any strategic procurement plan with a value more than £1m. This decision seeks approval for the procurement process.

#### **4. Alternative Options Considered**

- 4.1. Discussions have been held with our JV partner, Countryside where they have advised that the project is too small to be developed under the Cambium Partnership.

#### **5. Supporting Information**

##### **5.1. Background Information**

- 5.2. During February 2023 the Executive approved the capital expenditure for the implementation of a temporary homes facility

- 5.2.1. This is a council-led development to provide up to seven new temporary homes for homeless households (refer to Appendix D). The proposal includes a mix of single person and family homes which will be provided at affordable rents. The council has access to a small stock of temporary accommodation to meet the needs of homeless households.

- 5.2.2. Currently there is a lack of one-bedroom units within this stock for temporary placement of single homeless people and increasing pressure on the available 3-bedroom properties for larger households. This can create accommodation and cost pressures resulting from the use of nightly paid accommodation. It is anticipated that because of the ongoing cost of living crisis, homelessness demand and temporary accommodation demand will increase.

5.2.3. There is an opportunity to develop additional temporary accommodation on vacant council-owned land at Opladen Way to help alleviate these pressures and avoid additional revenue costs to the council. The proposal is for all properties on the site to be used as short-term temporary accommodation for homeless households, rather than permanent housing. The dwellings will be let on temporary homeless licences to single people and families until longer term housing is sourced, typically between 3 months and 2 years.

5.2.4. The design and amenities of the dwellings have been developed with this short-term use in mind, for example, by providing modest and low maintenance gardens, built in storage, and effective soundproofing between neighbouring properties. The proposed housing development has been designed to achieve net zero operational carbon and aims to achieve BREEAM very good rating. The final proposed development will be subject to further planning input via the planning application process.

### 5.3. Timescales

| Milestone   | Approximate Date |
|---|------------------|
| Publish adverts in Contracts Finder and Southeast Business Portal | July 2023        |
| Deadline for returning Selection Questionnaires                   | August 2023      |
| Issue Invitation to Tender to shortlisted suppliers               | December 2023    |
| Receive Response from Tenderers                                   | January 2023     |
| Contract Award/Preferred Bidder                                   | March 2024       |
| End of standstill period  | March 2024       |
| Mobilisation Period from  | March 2024       |
| Contract Start Date *   | April 2024       |
| Contract Start Completion Date *                                  | May 2025         |

\*start and completion dates for construction will be subject to the successful bid and approval of planning permission.

### 5.4. Financial Analysis

Estimated Cost Breakdown – included within the strategic procurement plan (Appendix A).

## 6. Consultation and Other Considerations

### Legal Advice

6.1. Comments are included within the procurement plan (Appendix A).

### Financial Advice

6.2. Comments are included within the procurement plan (Appendix A).

### Other Consultation Responses

6.3. Strategic Commissioning & Procurement Group

### Procurement Advice

6.4. Comments are included within the procurement plan (Appendix A).

### Equalities Impact Assessment

- 6.5. Attached as Appendix B.

### Strategic Risk Management Issues

- 6.6. See Appendix C. This risk register was carried out at feasibility stage and will be updated during design development. This project is subject to planning permission being granted for the scheme.

### Climate Change Implications

- 6.7. The recommendations in section 2 above are expected to: reduce emissions of co2, due to the new dwellings being built to modern standards which incorporates heat loss calculations, energy efficient lighting and photovoltaic panels which are to be mounted on the roof, the number of which are to be reviewed as part of the final technical submission.

### Health & Wellbeing Considerations

- 6.8. Improving the safety of our buildings and occupants.

### Background Papers

- Appendix A – Strategic Procurement Plan – Opladen Way
- Appendix B – Initial – Equalities Screening Record form
- Appendix C – Risk Register
- Appendix D – Site plan and concept design layout
- Appendix E – Background Paper

### Contact for further information

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