

Oldham Borough Council
Record of Decision



| Key Decision | Work Programme Reference |
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1. **TITLE:** Creating a Better Place – Spindles Enabling Works 1 Variation 9 - Extension to Willmott Dixon Construction Pre-Construction Services Agreement

2. **SERVICE AREA:**

3. **PURPOSE OF DECISION**

In February 2022 Cabinet approved a Pre-Construction Services Agreement (PCSA) contract to be entered into

On 25th July Cabinet gave approval to split workstreams for the Spindles Redevelopment into Project 1 (demolition of TJ Hughes, construction of a new market and events space and works to the roof) and Project 2 (redevelopment of internal retail units to create workspace).

Following the ground investigation and the works undertaken by ENWL, a foul water drain was discovered which would have clashed with the new sub-station that feeds the market, events and archive. Prior to commencement of the new build works, it is therefore necessary to divert the foul drain. It is recommended that this is instructed under the EW1 contract to avoid the need to delay the construction of new build contract at the point of Main Contract award.

4. **DECISION MADE BY:** Cabinet Member - Communities and Culture, Cabinet Member - Finance and Corporate Resources, Leader of the Council and Portfolio Holder for Reform and Regeneration, Chief Executive, Director of Finance, Director of Legal Services, Executive Director for Place & Economic Growth

5. **DECISION:**

RESOLVED - That:

Option 1 is recommended to allow the programme to progress in line with current agreed programme dates.

6. **REASON FOR DECISION**

Option 1 – progress as set out within this report and uplift the value of EW1 and progress the drainage diversion as part of the Enabling Works

Option 2 – Place the works on hold until Main Works contracts are in place for the Market, Events and Archive

7. **ALTERNATIVE OPTIONS CONSIDERED**

Option 2.

8. **INTERESTS AND NATURE OF INTERESTS DECLARED**



FIELD_DECISION_INTERESTS

9. **PRINCIPAL GROUPS CONSULTED:**

10. **DOCUMENT CONSIDERED:** Creating a Better Place – Spindles Enabling Works 1
Variation 9 - Extension to Willmott Dixon
Construction Pre-Construction Services Agreement

| Decision Number | Date of Decision Made | Date decision will be implemented |
|------------------------|------------------------------|--|
| | 12 April 2023 | |

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3. **PURPOSE OF DECISION**

4. **DECISION MADE BY:**

5. **DECISION:**

6. **REASON FOR DECISION**

7. **ALTERNATIVE OPTIONS CONSIDERED**

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