

**Oldham Borough Council
Record of Decision**



1. **TITLE:** Northern Roots - RIBA Stage 2 design sign off and Instruction for Enabling Works Phase 1.

2. **SERVICE AREA:** Economy Directorate

3. **PURPOSE OF DECISION**

To confirm RIBA Stage 2 design sign off and to proceed to Stage 3 plus design. Instruction for Enabling Works Phase 1.

4. **DECISION MADE BY:** Director of Economy

5. **DECISION:**

RESOLVED - That:Enabling works and stage 3 design, highlighted in Option 1, below, should proceed.

6. **REASON FOR DECISION**

Option 1 - Option 1 is to instruct on a Phase 1 enabling works package. The reason for this recommendation is to avoid the potential for a delay to the programme caused by the bird nesting season which starts in March; support the completion of all pre-construction design stages, deliver a final price for the main contract, secure planning consent and stay on programme to stay within budget and meet external funders programme timescales. Option 2 is to choose to not start the enabling works package. This would delay the main contract start by 2 months, require the enabling works to be subsumed into an extended programme main contract and result in a higher final price from the contractor. Importantly the enabling works package is critical if the Council want WDC to provide a final price for the main contract. Option 1 is the preferred Option.

7. **ALTERNATIVE OPTIONS CONSIDERED**

Option 2 is to choose to not start the enabling works package. This would delay the main contract start by 2 months, require the enabling works to be subsumed into an extended programme main contract and result in a higher final price from the contractor. Importantly the enabling works package is critical if the Council want WDC to provide a final price for the main contract.

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

None

9. **PRINCIPAL GROUPS CONSULTED:** Detailed in the report

10. **DOCUMENT CONSIDERED:** Northern Roots - RIBA Stage 2 design sign off and Instruction for Enabling Works Phase 1.