


**RECORD OF EXERCISE OF DELEGATED AUTHORITY BY OFFICER PURSUANT TO
REGULATION 13 OF THE LOCAL AUTHORITIES (EXECUTIVE ARRANGEMENTS)
(MEETINGS AND ACCESS TO INFORMATION) (ENGLAND) REGULATIONS 2012 &
THE OPENNESS OF LOCAL GOVERNMENT BODIES REGULATIONS 2014**

<p><u>SUBJECT OF DECISION</u></p> <p>Nuneaton and Bedworth Legal team to sign contract with Cawardens for the demolition of 11 to 20 Bridge Street and 43 to 47 Church Street</p>	
<p><u>DECISION REFERENCE</u></p> <p>DO/75/2025 (JW)</p>	<p><u>SOURCE OF AUTHORITY AND REFERENCE</u> (i.e. Committee/Constitution/Minute No. etc.)</p> <p>Part 3E.4 Assistant Director – Economy - Delegated Authority:</p> <p>3D OFFICER DELEGATIONS - Part A - General Delegations</p> <p>a) Incur normal expenditure up to the limit of provision within the budgets under his/her control, subject to compliance with contract standing orders, financial standing orders, financial regulations and financial instructions.</p> <p>b) Invite and accept tenders or quotations for contracts, subject to contract standing orders, financial standing orders, financial regulations and financial instructions.</p> <p>29 January 2025: Cabinet CB85 Any Other Items i) Regeneration Project Update</p> <p>19 February 2025: Cabinet CB93 Capital Budget 2025/26 19 February 2025: Council CL56 Recommendations from Cabinet and Other Committees viii) Capital Budget 2025/26</p> <p>10th September 2025: Cabinet CB40 Capital Budget Monitoring Q1 17th September 2025: Council CL34 Recommendations from Cabinet and Other Committees iii) Capital Monitoring Quarter 1</p>
<p><u>DATE OF DECISION</u></p> <p>18.12.2025</p>	<p><u>DECISION MAKER</u> (Name and Job Title)</p> <p>Jonathan White – Assistant Director Economy & Regeneration</p> 

RECORD OF THE DECISION

The Bridge to Living Scheme forms part of the Transforming Nuneaton project, creating access via the River Anker from Bridge Steet to George Elliott Gardens enhancing access and creating better links to our Green Spaces. Funding has been secured via the Future High Streets fund to deliver demolish of the existing 1970 retail block consisting of units 11 to 20 Bridge Street and 43 to 47 Church Street.

The services of Cawardens have been secured via a framework to undertake the demolish and ground remediation works to deliver the outlined requirement of the funding and delivery the desired outputs.

Subsequently approval is being given to the Nuneaton and Bedworth Legal Team to sign the contract with Cawardens for the demolition of 11 to 20 Bridge Street and 43 to 47 Church Street known as the Bridge to Living Scheme under the Delegated Authority powers provide to the Assistant Director – Economy and regeneration.

REASON FOR THE DECISION

The internal strip out the properties followed by the demolition of the site is required to be deliver the scheme.

A contract has been drafted with Cawardens to undertake the works, this delegated decision is required to allow NBBC Legal team to sign the contract for NBBC under the appropriate authority

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED IN MAKING THE DECISION

Conduct full tender outside of the framework for the demolition of the site. Not necessary as the framework meets the requirements of this project in full.

WARD RELEVANCE

ABBAY

FINANCIAL AND BUDGET IMPLICATIONS

Contract sum £606,929

CONSULTATION UNDERTAKEN WITH MEMBERS/OFFICERS

Portfolio Holder
Strategic Director – Economy and Place
Transforming Nuneaton Board

<u>ANY CONFLICT OF INTEREST DECLARED BY ANY MEMBER CONSULTED</u>
N/A
<u>IN RESPECT OF ANY DECLARED CONFLICT BY A CABINET MEMBER, ANY DISPENSATION GIVEN BY THE HEAD OF PAID SERVICE</u> (Note if the decision is a non-executive decision, no dispensation can be given).
N/A
<u>EQUALITIES IMPLICATIONS (including any Equality Impact Assessment)</u>
N/A
<u>HUMAN RESOURCES IMPLICATIONS</u>
N/A
<u>FINANCIAL IMPLICATIONS</u>
<p>Remaining total Bridge To Living budget = £1,212,951</p> <p>Commitments - Cawardens £606,929, other commitments £250,467 = £857,396</p> <p>Balance/contingency is = £355,555</p>
<u>HEALTH EQUALITIES IMPLICATIONS</u>
Full method statements and H&S requirements provided
<u>SECTION 17 CRIME & DISORDER IMPLICATIONS</u>
None identified.
<u>RISK MANAGEMENT IMPLICATIONS</u>
<p>The proposed demolition and ground remediation works present several risk management considerations. Health and safety risks include potential hazards such as structural instability, dust, and noise, which will be mitigated through approved method statements and strict compliance with health and safety regulations. Environmental risks, particularly contamination during remediation, will be managed through controlled disposal and monitoring procedures. Financial risks, including cost overruns or unforeseen site conditions, are addressed via contingency budgets and framework contract terms. Programme risks, such as delays caused by adverse weather or supply chain issues, will be mitigated through robust scheduling and contractor performance monitoring. Legal and compliance risks will be managed by ensuring adherence to procurement frameworks and delegated authority powers, with oversight from the NBBC Legal team. Finally, community impact risks, including disruption to local businesses and residents, will be minimized through a comprehensive communication plan and effective site management measures. NBBC H&S department are involved in all site visits and inspections</p>
<u>SME (SMALL/MEDIUM ENTERPRISES) & LOCAL ECONOMY IMPLICATIONS</u>
<p>The demolition and ground remediation works form a critical part of the Transforming Nuneaton regeneration programme, creating opportunities for future development and inward investment. The use of a framework contractor ensures timely delivery, enabling subsequent phases that will attract new businesses and improve town centre vitality.</p>

The project contributes to local employment through subcontracting and supply chain engagement, supporting SMEs wherever possible. Furthermore, improved connectivity and enhanced green space will increase the attractiveness of the area for residents and visitors, boosting footfall and local spending, thereby strengthening the local economy.

ENVIRONMENTAL IMPLICATIONS

The demolition and ground remediation works will be carried out in compliance with environmental regulations and best practices to minimize adverse impacts. Potential risks such as dust, noise, and waste generation will be mitigated through approved method statements, controlled disposal processes, and monitoring procedures. Ground remediation will address any contamination issues to ensure the site is safe for future development. Measures will also be implemented to protect nearby watercourses (EA engagement conducted) and green spaces, supporting biodiversity and reducing environmental disruption.

LEGAL IMPLICATIONS

The decision will be taken in accordance with the delegated authority granted under Part 3E.4 of the Council's Constitution, ensuring compliance with governance requirements. The contractual agreement with Cawardens for demolition and remediation works must adhere to the terms of the procurement framework, guaranteeing enforceable and legally sound conditions. All activities will comply with statutory obligations, including health and safety legislation, environmental regulations, and planning requirements. Failure to follow proper governance or procurement processes could expose the Council to legal challenge or reputational risk. Oversight by the NBBC Legal team will ensure the contract is executed under correct authority and documented for transparency and audit purposes.

ANY OTHER COMMENTS

PLEASE RETURN TO THE MONITORING OFFICER AS SOON AS A DECISION IS MADE OR AS REASONABLY PRACTICABLE THEREAFTER