

OFFICER DECISION

Decision: To procure a contractor to prepare the Willow House site for development.				
Decision Date: 16/07/2026				
Type of Decision: Director		Key	X	Non-Key
Portfolio Area that decision relates to:				
Leader (inc Corporate Services, Policy, Strategy & Partnerships)		Environment and Climate Emergency		
Economy & Culture		Finance, Performance, Major Projects, Human Rights and Equality & Inclusion		
Children, Young People and Education		Transport		
Health, Wellbeing and Adults Social Care		Housing, Planning & Safer Communities		X
Background / Decision Summary: Willow House is a council-owned former care home and brownfield site identified for redevelopment within the wider housing delivery programme. Executive approval on 7 October 2025 authorised the Director of Housing and Communities (in consultation with Finance and Governance) to take such steps as are necessary to procure, award and enter a contract with an enabling contractor to undertake site preparation works using Brownfield Funding received from York & North Yorkshire Combined Authority (“YNYCA”). These enabling works are essential to de-risk the site, address known constraints, and prepare it for future housing development. Executive also noted on 14 April 2026 that a Brownfield Land Release Fund grant application to the One Public Estate (“OPE”) has been submitted to contribute to funding of the Willow House project delivery including the necessary enabling works; and pending the grant award, agreed to proceed with entering into a grant agreement to receive funding. This decision is to proceed with a direct award via the Government Commercial Agency (“GCA”) Framework RM6088 (Construction Works and Associated Services), and enter contract for an enabling contractor, under the delegated authority given to the Director of Housing and Communities (in consultation with Finance and Governance) by Executive. The procurement approach is compliant with Public Contracts Regulations 2015 and ensures the Council can utilise YNYCA and OPE Brownfield Housing Funding within required timescales.				
Options Considered: Option 1 – Procure an enabling contractor via a direct award under the GCA Framework RM6088 (recommended) A compliant procurement exercise under the above GCA Framework enables the Council to appoint a contractor to undertake remediation, clearance and enabling works. This option ensures the Council can draw down and utilise OPE and YNYCA Brownfield Funding, which is time-limited and contingent on demonstrable progress. This option also ensures that the				

Willow House care home is demolished as soon as possible, to prevent further security costs and vandalism.

Option 2 – Open tender for full development works (rejected)

A full open tender for development at this stage would delay enabling works and risk the OPE and YNYCA Brownfield Funding.

Option 3 – Do nothing (rejected)

Not procuring an enabling contractor would prevent the Council from accessing the OPE and YNYCA Brownfield Funding and would leave the site undeveloped, with ongoing liabilities and no progress toward future housing delivery.

Options Rejected:

Full open tender for development – this was rejected due to risk of losing the OPE and YNYCA Brownfield Funding and misalignment with programme requirements.

Delay procurement – rejected as it would breach the OPE and YNYCA Brownfield Funding deadlines and stall progress.

Consultation Process:

Internal consultation has taken place with Finance, Procurement, Legal Services, and the Housing Delivery Team. All have confirmed that the proposed procurement route via GCA Framework RM6088 is compliant, deliverable, and aligned with Executive approval.

The procurement approach aligns with the Council's Contract Procedure Rules under Appendix 11 of the Council's Constitution and Public Contracts Regulations 2015.

Implications

Crime & Disorder	X	Equalities		Highways	X
Human Resources		Legal	X	ICT	
Financial	X	Affordability		Property	X
Climate Change		Health		Other	
Environment	X	Human Rights			

Implications Contact: Lisa Otter

Level of Risk: Medium

Wards Affected:

All Wards		Fishergate		Holgate		Rural West York	
Acomb		Fulford & Heslington		Hull Road		Strensall	
Bishopthorpe		Guildhall	X	Huntington & New Earswick		Westfield	
Clifton		Haxby & Wigginton		Micklegate		Wheldrake	
Copmanthorpe		Heworth		Osballdwick & Derwent			
Dringhouses & Woodthorpe		Heworth Without		Rawcliffe & Clifton			

Comments/Observations:

Decision:

Decision Made by:

Contact Details:

On behalf of:

To be implemented by:

On Completion – Signed off by:

Date:

16/07/2026

A handwritten signature in black ink, appearing to be 'L. Smith', is written over a horizontal line.