

Health, Housing and Communities Committee	
Meeting Date	Tuesday 21 April 2026
Report Title	Procurement of Build Contract for CCTV Control Room Expansion
EMT Lead	Emma Wiggins, Director of Regeneration and Neighbourhoods
Head of Service	Charlotte Hudson, Head of Housing and Communities
Lead Officer	Stephanie Curtis, Strategic Policy and Communities Manager
Classification	Open
Recommendations	1. That the Committee approves the appointment of Company A as supplier for the CCTV Control Centre Expansion Build, subject to Planning Permission. 2. That the Committee gives delegated authority to the Director of Resources to agree increased costs should an inflationary uplift become necessary due to any delay in planning permission being granted. 3. That the Committee give delegated authority to the Head of Legal Partnership and S151 Officer to undertake all legal and financial requirements necessary to complete the CCTV Control Centre Expansion Build, subject to Planning Permission. 4. That the Head of Legal Partnership has delegated authority to negotiate and complete the contract and all ancillary documents as may be necessary.

1 Purpose of Report and Executive Summary

- 1.1 This report provides a background to the CCTV Control Centre expansion and summarises the procurement process undertaken for the Build Contract of this work and seeks Committee approval of the recommended contractor.

2 Background

- 2.1 On the 12th June 2025, Policy and Resources Committee agreed the addition of the Control Centre Growth project to the Capital Programme for 2025/26, with a capital budget of £282,900, with the revenue costs of the proposal to be met from within the current budget framework.
- 2.2 Consultants Airey Miller were appointed to develop the detailed Tender Specification and designs.

- 2.3 Planning permission is also being sought as follows for this project - Change of Use of the existing building from a multi-storey car park to a mixed use comprised of a multi-storey car park and a non-ancillary CCTV control room. This is due to the increased size and commercial nature of the control room. At the time of contract award, the planning permission is still being considered.
- 2.4 An initial tendering process took place in October 2025 utilising the Southeast Consortium Dynamic Purchasing System (DPS). Although a number of compliant tenders were submitted, quality scores were low, and it was not felt by the consultant or officers that any of the submissions were suitable to progress.
- 2.5 After detailed discussions with Procurement and Legal, it was agreed to follow a two-stage competitive flexible process. Two companies were invited to progress to stage 2 and submit a formal tender. Tenders were received on the 2nd March 2026, however there were concerns regarding the financial viability of those companies.
- 2.6 A further one stage tendering process was followed and this closed on the 23rd March 2026. Four tenders were submitted, however three were not compliant with the financial checks required. Only company A submitted a fully compliant tender.
- 2.7 A review has been completed of the tender submitted by Company A followed by discussions with Airey Miller as to the quality and suitability of Company A.
- 2.8 Airey Miller recommend SBC consider entering into contract with Company A with a fixed price of **£196,348.39** exclusive of VAT. These prices are currently held until the end of June 2026 and could be subject to an inflationary uplift if SBC do not have the agreed planning permissions in place by 30 June 2026. It is currently anticipated planning permission may be in place by the end of May 2026.

Proposals

- 3.1 That the Committee approves the appointment of Company A as supplier for the CCTV Control Centre Expansion Build, subject to Planning Permission.
- 3.2 That the Committee gives delegated authority to the Director of Resources to agree increased costs should an inflationary uplift become necessary due to any delay in planning permission being granted.
- 3.3 That the Committee give delegated authority to the Head of Legal Partnership and S151 Officer to undertake all legal and financial requirements necessary to complete the CCTV Control Centre Expansion Build, subject to Planning Permission.

- 3.4 That the Head of Legal Partnership has delegated authority to negotiate and complete the contract and all ancillary documents as may be necessary.

4 Alternative Options Considered and Rejected

- 4.1 That the contract is not awarded, and the expansion of the CCTV Control Centre does not take place. This is not recommended as, without the expansion taking place, growth of services managed by the Control Centre and therefore income generated will be limited as the Control Centre is now operating at capacity, space wise.

5 Consultation Undertaken or Proposed

- 5.1 No consultation has been undertaken or proposed.

6 Implications

Issue	Implications
Corporate Plan	The Control Centre contributes to the corporate priority community as below – To deliver an effective public space CCTV service and town centre radio scheme, and to grow wider service delivery.
Financial, Resource and Property	The total cost of the build is shown in section 2 of this report. Additional costs for the project are anticipated to be approximately £30,000 which includes the additional equipment required by the Control Centre which is in line with original indicative costs. The payback for the capital costs of this contract will be met from the forecast increase in income by the Control Centre – c£11,000 per year.
Legal, Statutory and Procurement	The Tender is compliant with Contract Standing Orders and appropriate procurement legislation. A JCT contract will be entered into with the approved contractor with the agreed included social value outcomes
Crime and Disorder	The provision of CCTV reduces the likelihood of crime and ASB. Although some of the commercial/public sector contracts an extension would allow for would not necessarily be monitoring of Swale based cameras, they would allow for effective service delivery of monitoring of locations wherever the cameras are based to tackle crime/disorder.

Environment and Climate/Ecological Emergency	Environmental Standards have been agreed as part of the procurement and contract process for the build.
Health and Wellbeing	The delivery of services by the Control Centre seeks to create safer communities - not only in a sense of feeling safer, but also by reducing the risk of physical injury. It also provides a service to protect vulnerable members of the community e.g. those that go missing.
Safeguarding of Children, Young People and Vulnerable Adults	None identified at this time.
Risk Management and Health and Safety	The overall project has a risk management plan and CDM requirements have also been fully considered.
Equality and Diversity	None identified at this stage.
Privacy and Data Protection	None identified at this stage.
Local Government Reorganisation	The expansion of the CCTV Control Centre will enable the service to expand and deliver additional external contracts. It will provide opportunity for the Control Centre to provide services as part of the unitary council, once established.

7 Appendices

7.1 None

8 Background Documents

None