

**NORTH SOMERSET COUNCIL
DECISION**

DECISION OF THE EXECUTIVE MEMBER FOR HUMAN RESOURCES,
ASSET MANAGEMENT AND FINANCE WITH ADVICE FROM THE
SECTION 151 OFFICER OF THE COUNCIL, CORPORATE SERVICES
DIRECTORATE

**DECISION NO: CSD117**

SUBJECT: PHASE ONE APPOINTMENTS OF CONSULTANT TEAMS FOR THE POLICE STATION MAGISTRATES COURT, ROSELAWN / CENTRAL CHAMBERS / STATION ROAD / STATION ENVIRONS PROJECTS, AS PART OF THE WALLISCOTE PLACE REGENERATION PROGRAMME

BACKGROUND: The Executive at its meeting of the 23rd June 2015 approved the acquisition of the Weston Police Station and Magistrates Court premises as part of emerging proposals for the regeneration of the town centre, subject to further update reports being brought back to the Executive for approval as the future options for development of the site progress. Since the June report officers have continued to work on a strategic investment framework to help Regenerations ambitions and also on a baseline concept scheme for the Walliscote Place as reported to Executive in October and are in a position to appoint external teams to develop the business case and planning applications for the various sites within the Walliscote Place development. The costs associated with these first phase appointments will be integrated with other costs later in the project, as it develops into the second phase and delivery. This report requests authority to award contracts to framework providers to progress schemes within the programme for which the Council has received external funding.

DECISION: This Decision is to approve contracts to be formed and orders to be placed with the following approved framework providers;

1. Pick Everard: for Project Management & Cost Consultancy up to full business case (RIBA Plan of Work Stage E) within the sum of £67,000
2. Willmott Dixon: for Project Design, Development Management and business case production (RIBA Stage 3), within the sum of £408,000
3. Faithfull and Gould: for Master Planning and Highway Design within the sum of £310,000

Reasons: The delivery of the project is under three different frameworks that will allow the Council bring forward five elements of the Walliscote Place Regeneration Programme to various stages of design and business case development. The use of this approach makes the procurement of projects such as these more efficient, than has traditionally been the

case and removes the need to advertise individual projects via OJEU. By using this approach, lengthy tendering exercises can be avoided and it puts the council in a good position to be able to move quickly to deliver this project within set expenditure parameters. The council has a strong track record of delivering its capital projects to time and budget using these forms of procurement route.

Other Alternatives Considered: The Council had considered using the HCA Developer Framework, however the procurement process would have taken an estimated twelve months to undertake before an appointment could be made. This was deemed too long a period and would not tie into the vacation of the Police Station site, leaving it potentially vacant for some time. A traditional procurement approach was also considered but again that would have taken an equally lengthy time period. The Council has an Access Agreement in place to allow the use of Scape frameworks and each individual framework is approved for use. The Council has a long and demonstrably successful track record of delivery using framework agreements and notably the suite of Scape Frameworks (a public body). The consultant/provider appointments on these frameworks have been competitively tendered via a detailed OJEU process and are market tested in terms of value for money. As these framework agreements cover the whole of the UK, the Council also has the benefit of economies of scale in terms of buying power and benefits from lower prices and better value as a result. Therefore, it is proposed that the various appointments are made through the relevant frameworks as detailed below;

1. National Project Management/Quantity Surveying (Cost Consultancy) Framework – Pick Everard – *this will provide project management and cost consultancy for the project up to Full Business Case for the Police Station /Magistrates Court and outline planning for the Roselawn/Central Chambers and Walliscote Road East Car Park.*
2. National Major Projects Framework – Willmott Dixon – *this will provide project design and development/business case including planning consent for the Walliscote Place Scheme incorporating the Police Station /Magistrates Court, Roselawn and Walliscote Road East Car Park.*
3. National Asset Management and Design Framework – Faithfull and Gould - *this will provide for the Station environs, a detailed masterplan and viability assessment and for Station Road, a public realm and highway design.*

This approach has a proven ability to save time and its associated cost and it is estimated that use of such arrangements can save an authority a minimum of six months in mobilising for such a project, which is an important factor for the council being able to deliver projects successfully. Therefore, the use of traditional methods of competitive tendering would not have enabled these services to be procured more efficiently or economically within the timescales.

Financial Implications: The Council has been successful in securing £700k capacity its funding from the HCA to bring forward elements of the Walliscote Place redevelopment programme for:

- Walliscote Place full planning application and detailed business case – to include full application details for police station and magistrates court, outline application for car park and Roselawn sites plus public realm design, includes the planning fee.

- Station environs/Station Road– detailed masterplan and viability assessment and highways design.

The remaining £85k will be funded through the council’s ‘strategic investment reserve.’

The proposed contract awards will be contained within the secured funding.

Implications for Future Years:

The commission will enable progress to be made in the regeneration on Walliscote Place and to make a positive contribution to the wider regeneration of Weston-super-Mare town centre.

Signed:

Councillor David Pasley
Executive Member for Human Resources, Asset Management and Finance

Dated:

Signed:
Section 151 Officer, North Somerset Council

Dated:

BACKGROUND PAPERS

1. REPORT TO THE EXECUTIVE: 23RD JUNE 2015 - WESTON POLICE STATION AND FORMER MAGISTRATES COURT
2. REPORT TO THE EXECUTIVE: 20TH OCTOBER 2015 - WESTON-SUPER-MARE TOWN CENTRE - REGENERATION – WALLISCOTE PLACE ENVIRONS INCLUDING THE WESTON POLICE STATION AND MAGISTRATES COURT