

**NORTH SOMERSET COUNCIL  
DECISION**

DECISION OF SECTION 151 OFFICER OF THE COUNCIL,  
CORPORATE SERVICES DIRECTORATE



**DECISION NO: CSD 30**

**SUBJECT: USE OF THE CROWN COMMERCIAL SERVICE Estates Professional Services Framework RM928**

**BACKGROUND:**

The CROWN COMMERCIAL SERVICE (CCS) Estates Professional Services Framework RM928 is one of a range of National frameworks available to Local Authorities through the CCS. The use of frameworks has proved to be very successful in securing value for money for the Council and achieving the required project completion deadlines. This approach is also encouraged under Clause 8 of North Somerset Council's Contract Standing Orders.

Each CCS framework is pre-procured through an OJEU tender process which enables projects and services to commence immediately, without a mini competition. All public bodies can access any CROWN COMMERCIAL SERVICE Framework.

CROWN COMMERCIAL SERVICE is a HM Government controlled service, so offers the advantage of experience in public sector procurement.

**The CROWN COMMERCIAL SERVICE (CCS) Estates Professional Services Framework RM928**

Following competitive tendering through OJEU, ten providers were selected as detailed below;

1. Carter Jonas LLP
2. DTZ Debenham Tie Leung (Cushman & Wakefield)
3. GVA Grimley Ltd
4. Hartnell Taylor Cook LLP
5. Jones Lang LaSalle Ltd
6. LAMBERT SMITH HAMPTON Ltd
7. Montagu Evans LLP
8. Mouchel Ltd
9. Sanderson Weatherall LLP
10. The Valuation Office Agency

The framework allows public sector organisations to secure Estates Services rapidly and at competitive rates by direct access or via mini-competition.

**DECISION:**

To use the CROWN COMMERCIAL SERVICE Estates Professional Services Framework RM928 for the delivery of Estates related services for projects or services within North Somerset, and where deemed the most appropriate delivery mechanism. Any individual contracts that may arise from the framework will require separate contract award decisions, in accordance with Contract Standing Orders.

**Reasons:**

1. To further develop and enhance the Council's record of delivering construction projects on time and to budget over the past eight years.
2. Remove the need for costly tendering exercises.
3. Early building occupation and delivery of regeneration.
4. Reduced cost of procurement.
5. Complete flexibility in use of consultants.
6. Use of local supply chains, producing significant benefits to the local economy
7. Removing the need to advertise individual projects via OJEU.
8. Use of a project process map to ensure that project reviews and gateways are achieved.
9. An aim for continuous improvement in time, cost and quality.
10. Early involvement of all parties in the project to significantly reduce timescales from project inception to site mobilisation and completion.
11. To utilise an 'open book' cost management approach and promote transparency.

**Other Alternatives Considered:**

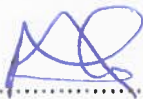
The ability to save time and its associated cost is an important element in the use of Framework agreements and it has been independently verified against Constructing Excellence Best Practice that the use of a framework will save an authority a minimum of 100-days and up to 200-days for complex projects 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 produce the cost or efficiency savings that are available within this framework arrangement.

**Financial Implications**

There are no direct financial implications for the Council by this decision as each individual contract under the Framework is subject to a separate contract award procedure.

**Implications for Future Years:**

None.

Signed:  .....  
Section 151 Officer, North Somerset Council

Dated: ..... 12/7/16 .....

