

**DECISION OF THE DIRECTOR FOR DEVELOPMENT & ENVIRONMENT  
WITH ADVICE FROM THE SECTION 151 OFFICER OF THE COUNCIL,  
CORPORATE SERVICES DIRECTORATE**



**DECISION NO: 16/17 DE 8**

**SUBJECT: APPOINTMENT OF CONSULTANT/CONTRACTOR TEAM FOR THE  
HUTTON LEISURE CENTRE REDEVELOPMENT PROJECTS.**

**BACKGROUND:** Part of the Council's vision for Weston super mare is a redeveloped Hutton Moor Leisure site and a much improved leisure offering. The current Hutton Moor Leisure offering is very popular with the local and wider community and there is demonstrable demand for an improved offering. A feasibility study was undertaken in the last quarter of 2015 and indicated that there was indeed potential to expand the service offering on the current site. It is also intended to examine the opportunities to join up with the wider development initiatives in progress and planned for locality, to ensure that any synergies and economies of a scale can be captured. It is intended that following this latest element of work that a report is brought to the Executive Committee for approval. This specific report requests authority to award a contract to a framework provider to progress the scheme to planning application stage and allow a business case to be brought forward.

**DECISION:** This Decision is to approve a contract to be formed, and formal order to be placed with Willmott Dixon for Project Design (RIBA Stage 2) to Planning Application Submission, within the sum of £172,000.

**Reasons:** The delivery of the project is a procurement framework that will allow the Council bring forward the 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 has previously undertaken a high level feasibility study for the existing site through the Scape Major Projects framework, and to ensure continuity it is proposed to commission this further element of the project through the same route. The Council has an Access Agreement in place to allow the use of Scape frameworks and the 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). Therefore, it is proposed that the appointment is made through the relevant framework as detailed below;

- National Major Projects Framework – Willmott Dixon Construction – *this will provide project design, a planning application and support the business case development for the project up to Full Business Case.*

**Financial Implications:**

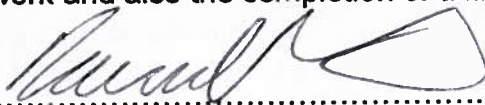
An allocation of £200,000 has been approved by the Infrastructure & Investment Board to cover the cost of this element of work. There cost centre established for these cost is DCD011.

The total cost of the work is;

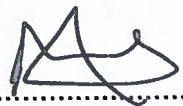
External Consultant/Contractor Costs -	£172,000
Planning Application Costs -	£15,000
Internal Property Capital Team Fees -	£10,000

**Implications for Future Years:**

The commission will enable progress to be made in securing a planning permission for the proposed work and also the completion of a final business case for the scheme.

Signed:   
David Carter, Director of Development and Environment

Dated: 18/5/16

Signed:   
Malcolm Coe, Section 151 Officer, North Somerset Council

Dated: 17.5.16