

Eden District Council

Council
20 April 2017

Development of Sites - Appointment of Consultancy Support

Reporting Officer: Deputy Chief Executive

Responsible Portfolio: Economic Development

1 Purpose of Report

- 1.1 On 6 December 2016, the Executive considered a report which recommended a methodology in bringing two Council owned sites forward to a developable stage. It was agreed that external assistance would be required as the Council does not currently have the capacity to undertake the work. The report sets out the process that has been followed in identifying specialist support and the outputs expected from the work to be undertaken.

2 Recommendations:

To note and support that work is being undertaken to progress the design, marketing and consideration of options for sale or lease of the land as part of this project.

3 Report Details

- 3.1 As part of the report that went before the Executive in December 2016, the Assistant Director Commercial Services was tasked with seeking expressions of interest and competitive quotations from at least three companies who have the necessary expertise to undertake property negotiations, planning and estate management for the development of sites that the Council has an interest in developing. The sites that are to be considered are part of the Old London Road waste contractor site and a parcel of land adjacent to Rheged. Both sites are within the ownership of the Council.
- 3.2 To ensure the Council attracted a broad range of appropriate expressions of interest in this work, the tender for the work was placed on the Chest, which is the North West's Local Authority Procurement Portal. As a result, a number of expressions of interest in the work were submitted which were then assessed and a shortlist was formed. From the shortlisted expressions of interest, interviews were held and a preferred supplier has been identified. The process of shortlisting and appointment follows procurement rules set down by the Council where each expression of interest is scored against both cost and quality criteria. The weighting of the cost element makes up seventy percent of the score whilst the quality score makes up thirty percent of the score. Assessing the expressions of interest in this manner ensures objectivity and transparency.

- 3.3 A guiding principle of this piece of work will be that the Council will seek to ideally generate an ongoing income from the pieces of land that it wishes to bring into a developable state. Preference will be given to the generation of a revenue stream as opposed to a capital receipt for any schemes on the two parcels of land.

4 Key Outputs of the Specialist Advisor

- 4.1 Below are the outputs that are required and it is expected that, if feasible, the work will be undertaken and concluded by the end of March 2018.
1. Planning briefs for relevant sites will be developed and agreed with the relevant Senior Management of the Council and Elected Members.
 2. Action plans to enact the planning briefs will be worked up, either for the Council or in partnership, into planning applications which will be submitted.
 3. Sites will be assessed for which technical reports are required to be carried out, technical reports will be procured and commissioned either in partnership or through acting for the Council alone.
 4. External finance will be sought where available to assist in developing the sites.
 5. Tender documents for developing the sites, where appropriate, will be developed and issued within relevant procurement guidelines.
 6. Appropriate development agreements will be signed where practicable with relevant partners which will demonstrate how the Council will derive an ongoing income from the developments.

5 Policy Framework

- 5.1 The Council has four corporate priorities which are:
- Decent Homes for All
 - Strong Economy, Rich Environment
 - Thriving Communities
 - Quality Council
- 5.2 This report meets the Strong Economy corporate priority.

6 Implications

6.1 Legal

- 6.1.1 A contract will need to be entered into that governs the working relationship between the Council and the external advisors.

6.2 Financial

- 6.2.1 Any decision to reduce or increase resources must be made within the context of the Council's stated priorities, as set out in its Council Plan 2015-19 as agreed at Council on 17 September 2015.
- 6.2.2 A supplementary estimate of £55,000 was agreed in 2016-17 as part of the annual budget setting process which is estimated to cover the costs of the work involved (Ref; Executive 6 December 2016; Report CE25/16). In order to ensure that work is carried out in accordance with the contract it will be necessary to agree staged payments with the advisors which will only be released upon completion of key milestones within the projects. The funding is recommended for carry forward in to 2017-2018 in report F22/17 which is elsewhere on this agenda.

6.3 Equality and Diversity

- 6.3.1 The Council has to have regard to the elimination of unlawful discrimination and harassment and the promotion of equality under the Equality Act 2010 and related statutes.
- 6.3.2 There are no equality and diversity implications arising from the report.

6.4 Environmental

- 6.4.1 The Council has to have due regard to conserving bio-diversity under the Natural Environment and Rural Communities Act 2006.
- 6.4.2 There are no environmental implications arising from the report.

6.5 Crime and Disorder

- 6.5.1 Under the Crime and Disorder Act 1998 the Council has to have regard to the need to reduce crime and disorder in exercising any of its functions.
- 6.5.2 There are no crime and disorder implications arising from the report.

6.6 Children

- 6.6.1 Under the Children Act 2004 the Council has to have regard to the need to safeguard and promote the welfare of children in the exercise of any of its functions.
- 6.6.2 There are no child protection implications arising from the report.

6.7 Risk Management

- 6.7.1 The Council has a target of £1 million to raise to mitigate uncertainties in its medium term financial plan and must investigate every opportunity of where this sum can be raised from. Failure to ensure that its own land holdings do not realise their potential value could have a detrimental effect in ensuring the Council addresses the deficit.

7 Reasons for decision/recommendation

- 7.1 To enable members to be informed of the process for bringing two parcels of the Council's land into a developable state whereby an ongoing income can be generated.

M Neal

Deputy Chief Executive (Monitoring Officer)

Governance Checks:

Checked by or on behalf of the Chief Finance Officer	✓
Checked by or on behalf of the Monitoring Officer	✓

Background Papers;

None

Contact Officer: Oliver Shimell, Assistant Director Commercial Services

Telephone Number: 01768 212143