



Portfolio Holder Report

The portfolio holder will make a decision on this item after seven days have elapsed (including the date of publication).

Report of:	Portfolio Holder	Date of publication
Mark Billington, Service Director People and Places	Councillor Alan Vincent, Resources Portfolio Holder	23 May 2019

Contract for the supply of Consultants for the development of land at Bourne Hill, Thornton

1. Purpose of report

- 1.1 To seek Portfolio Holder agreement for an exemption to the Council's contract procedures in order to commission a report from specialist consultants Local Partnerships.

2. Outcomes

- 2.1 To commission a report from Local Partnerships in relation to the council's proposed development of land at Bourne Hill, Thornton.
- 2.2 Maximise commercial opportunities, improve the return from all our assets, whether that be buildings or land and deliver efficiencies.

3. Recommendations

- 3.1 Local Partnerships to be commissioned to provide the council with an assessment of the best options for development and/or disposal of the land with a focus on housing.
- 3.2 That approval is given to proceed under the exemption to Contract Procedures contained within the Financial Regulations and Financial Procedure Rules (Appendix F) on the grounds that exceptions may apply where "regarding the appointment of consultants, including architects, engineers, quantity surveyors, solicitors, barristers and other people providing professional services."

4. Background

- 4.1** Following the decision by Cabinet on the appropriation of land at Bourne Hill on 27 March 2019, development options for the land are being explored. In order to understand the full potential of the site, external advice is required to supplement our in-house expertise.
- 4.2** Having explored the marketplace, Local Partnerships (LP) were invited to meet with officers to discuss various options for the land and what information would be required to achieve best value for money from the site. LP is a joint venture between the Local Government Association, HM Treasury and the Welsh Government and they are specialist consultants on local housing delivery.

5. Key issues and proposals

- 5.1** Following the meeting with LP and subsequent discussions, LP have provided an updated proposal to provide a Delivery Options Study for Bourne Hill, Thornton. The cost of the detailed study will be £11,500 (ex VAT) plus reasonable expenses (capped at £1,000). Based on the level of expertise and specialist nature of the project team this represents good value for money and it is proposed to commission them to undertake the study.

6. Delegated functions

- 6.1** The matters referred to in this report are considered under the following executive function delegated to the Resources Portfolio Holder (as set out in Part 3 Financial Procedures Rules of the council's constitution): "To consider departures from Rules relating to financial and contractual matters if appropriate."

Financial and legal implications	
Finance	The Delivery Options Study will cost £11,500 (ex VAT) plus a maximum of £1,000 in expenses. As part of the creation of the Property Investment Fund, £30,000 was allocated to revenue for external advice and this will be used to fund this study.
Legal	The commissioning of this report complies with the exemptions contained in the Council's contract procedures contained within the Financial Regulations and Financial Procedure Rules (Appendix F).

Other risks/implications: checklist

If there are significant implications arising from this report on any issues marked with a ✓ below, the report author will have consulted with the appropriate specialist officers on those implications and addressed them in the body of the report. There are no significant implications arising directly from this report, for those issues marked with a x.

risks/implications	✓ / x
community safety	x
equality and diversity	x
sustainability	x
health and safety	x

risks/implications	✓ / x
asset management	✓
climate change	x
ICT	x
data protection	x

Processing Personal Data

In addition to considering data protection along with the other risks/ implications, the report author will need to decide if a 'privacy impact assessment (PIA)' is also required. If the decision(s) recommended in this report will result in the collection and processing of personal data for the first time (i.e. purchase of a new system, a new working arrangement with a third party) a PIA will need to have been completed and signed off by Data Protection Officer before the decision is taken in compliance with the Data Protection Act 2018.

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List of background papers:		
name of document	date	where available for inspection
None		

List of appendices

None

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