Report to	On
Cabinet	**Wednesday, 16 June 2021**

Title	Portfolio Holder	Report of
Town Deal Professional Team Appointments	**Leader and Cabinet Member (Strategy and Reform)**	**Director of Planning and Development**

Is this report confidential?	No

Purpose of the Report

1. To establish and identify the reasons for appointing the professional design team discipline – quantity surveying (QS) and procurement support via a delegated Executive Member Decision.

Recommendations

2. To approve the request to appoint the consultant on the Town Deal Project via a delegated Executive Member Decision to be made by the Leader.

3. That Cabinet notes the forecast expenditure of up to £200k against the £2.774m capital budget approved at Council on 19 May 2021.

Reasons for recommendations

4. To ensure the consultant appointment aligns with the business case development.
5. To support the delivery of the Town Deal – business case development process.
6. To ensure the project is able to deliver detailed and comprehensive business cases in line with the Town Deal programme and to expedite the release of the capital funding.
7. To allow for the project team to complete the delivery of Stage 2 business case development process for timely submission to the Town Deal Fund.

Other options considered and rejected

8. Wait until the next cabinet – July 21, to approve the decision to appoint the consultant has been rejected as the work to be undertaken by the consultant requires feeding into the business development process as soon as possible to allow the consultant working on developing the 3 business cases to be able to deliver a comprehensively detailed and informative business case for funding by the programme submission date.
    a. The 3 projects taken forward as previously communicated include
        i. Town Centre Transformation
        ii. Market Regeneration
        iii. BASE 2 development

9. The deadline for development and submission of all 3 business cases is the 24th March 2022 and has been set by the Ministry of Housing, Communities and Local Government (MHCLG).

Corporate outcomes

10. The report relates to the following corporate priorities: (tick all those applicable):

An exemplary council	X	Thriving communities	
A fair local economy that works for everyone	X	Good homes, green spaces, healthy places	X

Background to the report

11. On 03 March 2021 South Ribble Council received confirmation from the Ministry of Housing, Communities and Local government (MHCLG) that stage one of the funding bid for £25 million had been successful.
12. It was also detailed that the release of funding was subject to the following:
    - Signing of the Heads of Terms – completed on 24 March 2021
    - Stage 2, part a -Provision of further information on the Leyland Town Deal project – completed on 24 May 2021
    - *Stage 2, part b - Completion and submission of a business case for each project by 24 March 2022*
13. A report to Council was submitted on 19 May 21 with the decision approved to retain the existing consultant 'Steer' to progress the development of the business cases.
14. On 18 May 2021 the Cabinet Member for Planning, Business Support and Regeneration approved a procurement strategy to appoint a professional design team to progress the development of the design to RIBA Stage 3, which will support the business case development and support a planning application. This strategy involved an open tender process for all design disciplines to provide an opportunity for local suppliers to tender for the works.
15. It has been recognised that the QS and procurement support appointment needs to be progressed sooner than the other disciplines to feed into the progressing business cases. This will allow crucial information in relation to cost updates to be incorporated into the business case.
16. The procurement of the design team(s) is in progress with the tender submission deadline for the quantity surveying and procurement support discipline set for 18 June 21 and the deadline for other design disciplines set for 05 July 2021 The appointments are to be approved by Cabinet on 14 July 2021.
17. The report seeks to request cabinet to approve the decision to appoint the award of the contract of the successful QS consultant (following procurement) to be taken via an Executive Member Decision for the reasons detailed above and below –
18. The project team are unable to wait until the July cabinet as the programmed phased submission plan of the business case development identifies business case submissions for 2 projects by Dec 21 with the final business case submission by the deadline date of Mar 22.
19. Discussions from the project meetings with 'Steer' who are delivering the business cases has identified timely submission of the cost information will allow for detailed business cases to be delivered as per the programmed schedule.

Budget

20. The initial phase of the Town Deal, relating to purchase of sites in Leyland, is included in the capital programme at £1.123m. The delivery of the main project was estimated at £33m as per the report to Council on 30 September 2020.

21. On 19 May 2021 Council approved to commit up to £2.774m to progress the project and to enable the Council to secure the £25m grant from Government. As stated in that report expenditure is still at risk if the project were to not proceed. Equally without committing expenditure now the Council would be at risk of not securing the funding.

22. The estimated cost of the QS Consultant for the large capital projects is up to £200k.

Risk

23. The release of the Town Deal funds is subject to submission of detailed business cases on time and subsequent review and approval of the business cases. Any delay to the appointment of the cost consultant is likely to impact on the development of the business cases and potentially have a programme impact which could lead to failing to meet programme submission dates.
24. In order to mitigate this risk, it has been identified to action and appoint the cost consultant as soon as possible through early appointment on project.
25. If the project were to terminate the costs of any services relating to the project would be charged back to revenue. The project already identifies £2m of the Borough Investment Fund that would fund this if it were to occur.

Equality and diversity

26. N/A

Air quality implications

27. To be discussed with the Environmental Health Officers as part of the design development works.

Comments of the Statutory Finance Officer

28. The Council risks losing Government funding for this project if it is not progressed in a timely manner. However, as outlined in the report, if the project were to not proceed any costs incurred would be charged to revenue and funded through the Borough Investment Fund.

Comments of the Monitoring Officer

29. The issue here is one of timing – timescales are tight on this project. There are no concerns with what is proposed here – it is a practical solution.

Background documents

Report to Council - Leyland Town Deal / 19th May 2021

Appendices

none

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