

Officer Non Key Executive Decision

Relevant Chief Officer (Decision Maker):	Anthony Lockley, Director of Strategy
Relevant Cabinet Member (for consultation purposes):	Councillor Neal Brookes, Cabinet Member for Housing and Welfare Reform
Report Author (Officer name and title):	Trish Rimmer, Senior Corporate Procurement and Project Officer
Implementation Date of Decision:	27 October 2020

GRANGE PARK – LEAD DESIGN TEAM

1.0 Purpose of the report:

- 1.1 To confirm the outcome of the recent market tender exercise undertaken for Lead Design Team on the Grange Park Estate and 5 Infill Sites (RIBA Stages 2-3 with option for novation to main Contractor).

Blackpool Council wishes to appoint Cassidy and Ashton for both projects under a RIBA form of contract.

2.0 Recommendation(s):

- 2.1 To approve the appointment Cassidy and Ashton for the above work.

3.0 Reasons for recommendation(s):

- 3.1 A formal tendering exercise was undertaken in September through to October 2020 in order to select suitably qualified and experienced consultants to undertake the contract.

The Council conducted an open tender exercise via our electronic tendering portal, The Chest which included a presentation and interview.

Tender submissions were received from:

- AEW Architects (Manchester)
- Arcus Consulting LLP (Manchester)
- Bernard Taylor Partnership (Stockport)
- Brock Carmichael Architects (Liverpool)

- Buttress Architects Ltd (Manchester)
- Cassidy & Ashton (Preston)
- Condy & Lofthouse Limited (Liverpool)
- David Cox Architects Ltd (Preston)
- FPCR Environment and Design Ltd (Derby)
- Morton Wykes Kramer (Northampton)
- Ridge and Partners LLP (Oxfordshire)
- RPS (Oxfordshire)
- Sanderson Weatherall LLP (Leeds)
- SDA Architecture (Wirral)
- Stockport Homes Limited (Stockport)
- Triangle Architects (Manchester)

Cassidy and Ashton provided the most economically advantageous tenders (based on a combination of price, quality and social value) and it is therefore, the Council's intention to enter into a formal agreement with them.

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| 3.2a | Is the recommendation contrary to a plan or strategy adopted or approved by the Council? | No |
| 3.2b | Is the recommendation in accordance with the Council's approved budget? | Yes |

3.3 Other alternative options to be considered:

This work cannot be undertaken in-house and the timescales are such that the consultants need to commence work as soon as possible.

4.0 Council Priority:

4.1 The relevant Council Priority is: "Communities: Creating stronger communities and increasing resilience".

5.0 Background Information

Blackpool Council is looking to appoint an Architectural Consultant to lead a design team to provide consultant services in relation to two distinct residential development projects, these being:

- a) Project One – Grange Park: Design services relating to the development of 3.6 hectares of land on the Grange Park Estate for new social housing; and,
- b) Project Two- Infill sites: Design services for potential social housing

development on five small infill sites, located across the Borough.

1.1 The Projects' Partners

There are three partners that will jointly deliver the Projects, each fulfilling a specific role and providing support to the project:

- Blackpool Council is the primary organisation within the partnership. The Council is the client for all services and construction work associated with the development projects. The Council is a Registered Provider with Homes England and will bid for grant funding to help deliver the new development.
- Blackpool Coastal Housing (BCH), a wholly owned management company, provides the housing management function across the whole of the Council's housing stock. BCH is the end user and will be responsible for the management of the new build social rented stock.
- Blackpool Housing Company (BHC), a wholly owned company of the Council, will provide the necessary development and project management expertise for the duration of the projects.

1.2 Aim and Objectives of the Projects

The overarching aim of these projects is to:

“provide new residential development that improves the housing stock within the Borough, providing good quality homes that help to build communities and stabilise lives through the creation of positive places to live”.

A number of key objectives, which when met, will ensure success of the projects:

Objective 1: To ensure viable and comprehensive developments that achieve a balance between quality and value;

Objective 2: To provide a variety of new homes which meet the needs and expectations of our customers;

Objective 3: To meet any obligation for new Public Open Space;

Objective 4: To promote place making and quality of life for the residents, including provision of an attractive and safe environment, improved physical accessibility, legibility with the surrounding area and strong urban design; and,

Objective 5: To incorporate positive environmental/ sustainability credentials for the new homes.

5.1 Does the information submitted include any exempt information? No

6.0 Legal considerations:

6.1 The process was undertaken in line with Public Contract Regulations 2015 and is in line with the Council's Contract Procedure Rules. Authority has been sought from the Head of Procurement. The Council will enter into a contract with the above named Contractors.

7.0 Human Resources considerations:

7.1 The roles of Blackpool Council, Blackpool Housing Company and Blackpool Coastal Homes are outlined in Section 5.

8.0 Equalities considerations:

8.1 None.

9.0 Financial considerations:

9.1 The cost is broken down as follows:

	RIBA Stage 2	RIBA Stage 3	Total
Grange Park project	£36,385	£38,285	£74,670
Infill Projects*	£38,050	£27,155*	£65,205*

***It is unlikely that all of the infill projects will be viable and thus will not all progress to RIBA Stage 3.**

Credit checks have been carried out on the successful consultants and sub-consultants and the project team have been fully appraised of the findings.

10.0 Risk management considerations:

10.1 The project will be managed by the project team and the consultants have been required to consider risks as part of their tender submission.

If this appointment is not concluded at this point then there is a risk that the development programme will not be achieved in time given the tight timescales for this project.

11.0 Ethical considerations:

11.1 Social Value was included in the tender at 10%

12.0 Internal/ External Consultation undertaken:

12.1 There is a requirement for public consultation as part of the design process. Consultants are fully aware of the requirement for COVID-secure consultation procedures for this project.

13.0 Decision of Chief Officer

13.1 To approve the appointment Cassidy and Ashton for the above work.

14.0 Reasons for the Decision of the Chief Officer

14.1 Cassidy and Ashton provided the most economically advantageous tenders (based on a combination of price, quality and social value) and it is therefore, the Council's intention to enter into a formal agreement with them