


29th March 2017

Report of	Strategic Director of Commercial and Place	Author	Fiona Duhamel  282976 Lois Bowser 282573
Title	Colchester Northern Gateway (North) Sports and Recreation Development - Professional Fees Approval		
Wards affected	Mile End, Rural North, Highwoods		

This purpose of this report is to seek approval for the appointment of the professional consultancy team and associated expenditure in respect of the Gateway Sports project.

1. Decisions Required

1. To agree to the use of the Scape Consultancy Framework agreement to award a contract to Perfect Circle JV Ltd to lead the project management, with responsibility to appoint specialist sub-contractors from the framework in order to develop the feasibility assessments, cost reviews and planning application leading to procurement documentation for the Northern Gateway sports and recreation project.
2. To note the fee estimate provided by Gleeds for them to carry out the functions in recommendation 1 above and as detailed in the confidential Appendix A to this report.
3. To delegate authority to the Strategic Director of Commercial and Place to agree the final fees quoted by Gleeds once the detailed feasibility and cost assessments are concluded
4. To note that a further report on progress on the project including a contractor procurement strategy will be presented to a subsequent RIF Committee later in the spring.

2. Reasons for Decisions

- 2.1 To enable officers to progress to the next stage of the project working with an experienced team of specialists in order to continue to develop a feasible scheme that is acceptable in planning terms and will lead to the procurement of a contractor.
- 2.2 To ensure that RIF members are aware of the costs of the fees incurred in relation to the next stage of the project and the controls in place through using the Framework Agreement.

- 2.3 To ensure that Members are aware of the progress to bring about the development of a key and viable sports and recreation project within the Northern Gateway leisure destination.

3. Alternative Options

- 3.1 To procure a team of specialists from one or more companies through separate procurement processes. This would be time consuming, more costly and would require careful co-ordination of a range of different experts in order to bring the project forward to a tight timescale and budget.
- 3.2 The appointment of individual firms of specialists as and when required for the task in hand. This would pose significant co-ordination problems with the risk that overarching issues may be inadvertently overlooked without the structure of a team-based approach, undermining the integrity of the project.
- 3.3 To appoint a team through a different Framework Agreement of which there is a wide variety but whose regional and local authority focus may not be as strong nor be able to accommodate some of the key consultants who have been involved with the project from its inception. This would result in the loss to the project of this accumulated experience, knowledge and continuity.

4. Supporting Background Information

- 4.1 Members of the RIF Committee first considered an outline Business Case for the sports and leisure scheme at their meeting on 11th November 2015 and requested that more detailed work on the full business case should be brought back to Members. In March and November 2016 the Cabinet considered further reports on the business case, overall funding package and options for operating arrangements. Members approved the project for funding purposes acknowledging that further work was required on the leisure operator, and this has subsequently become the topic of further research across the Council's leisure services.
- 4.2 Members will recall that the site is on the northern side of the A12 and that the business case encompasses redevelopment of part of the current Rugby Club site for residential and related uses to fund in large part new and improved club pitches, pavilion, cycle and other sports and recreation facilities and sports hall. The proposals follow from the Borough's Sports facilities and playing pitch strategies and the Vision for the Northern Gateway as a leisure destination.
- 4.3 Critical to the funding package is the timing of the implementation of the sports scheme, particularly the establishment of the grass sports pitches that enables the relocation of the sports users and redevelopment of the sites they use. In order to hasten this process and to retain key members of the external project team, it was decided to work with an established Framework Agreement of consultants, supported also by Sport England, who are able to provide the range of skills and project co-ordination necessary to help maintain the pace of delivery.

5. Proposals: the Scape Framework Agreement and Summary Project update

- 5.1 The Scape Group originated from a partnership between East Midlands local authorities keen to bring economy and efficiency to the procurement and delivery of new build and refurbishment projects and is now constituted as a company. Scape created the Built

Environment Consultancy Services (BECS) framework to offer a comprehensive suite of design and construction consultancy services. Through an OJEU compliant process, the BECS framework has been awarded solely to Perfect Circle, a joint venture formed by Pick Everard, Gleeds and AECOM, supported by an extensive local supply chain.

5.2 Benefits of using Scape include:

- Immediate access to framework partners which avoids time and cost of a tender process.
- Single provider frameworks maximise the collective buying power by avoiding 'diluting' the estimated framework value between several partners.
- All costs on a framework project are subject to market testing, either through the procurement of the framework itself (core costs) or at the point of delivery through an agreed supply chain.
- core services are provided such as Project Management, Architectural Design, Structural and Civil Engineering, Mechanical and Electrical Engineering, Building Surveying, Health and Safety

5.2 The Council signed an Access Agreement to confirm our agreement to the terms of the framework and to seek a quote for our specific requirements, enabling the project team to be assembled, subject to approval of this decision. Each of the consultant specialists have provided a fee quotation based on the estimated work involved for the Environmental Impact Assessment, planning application documentation, procurement assistance, and revisions to the design and cost review. Feasibility work has commenced on establishing environmental details that will affect basic cost parameters but in order to progress the full planning application for submission in June/July the quotation needs to be agreed. The fees are in line with the overall fee level approved as part of the business model in the Cabinet report but Members should be aware that if the capital costs of the scheme were to increase as a result of survey information on ground conditions, archaeology, design amendments etc then fees *may* increase accordingly; it is therefore requested that delegated authority be given to the Strategic Director to approve such an increase in order that the pace of the project can be maintained whilst retaining cost control. The fee estimate is set out in the confidential Appendix A.

6. Strategic Plan References

6.1 As previously reported the scheme meets several strategic objectives around regenerating land and buildings, promoting the area as a sports destination and promoting healthy activity. The proposal contributes to the Council's aim to "become commercially focused and even more business-like in order to be free of government grant." It addresses the Council's Strategic Plan in a number of ways including:

Vibrant: Develop a strong sense of community across the Borough by enabling people and groups to take more ownership and responsibility for their quality of life; create the right environment for people to develop and flourish in all aspects of life both business and pleasure.

Prosperous: Promote Colchester to attract further inward investment and additional businesses, providing greater and more diverse employment and tourism opportunities.

Thriving: Cultivate Colchester's green spaces and opportunities for health wellbeing and the enjoyment of all.

Welcoming: Improves sustainability, cleanliness and health of the place by supporting events that promote fun and wellbeing; Make Colchester confident about its own abilities, to compete with the best of the towns in the region to generate a sense of pride.

7. Consultation

- 7.1 Stakeholders are involved in on-going engagement through the Steering group, cyclists sub-group, disability organisations sub-group, regular meetings with Sport England and the sports governing bodies, attendance at 6 weekly meetings with Myland Community Council, and communication with residents affected by the sports development.
- 7.2 It is intended that the planning application proposals will be subject to a pre-submission consultation later this year.

8. Publicity Considerations

- 8.1 There is regular publicity on the Northern Gateway scheme as a whole and a Communications Plan to ensure press releases at key points in the project. The branding study once completed and agreed will inform the Communications Plan and develop its own strategy.

9. Financial implications

- 9.1 Confidential Appendix A sets out the financial details of the proposed Gleeds contract.

10. Equality, Diversity and Human Rights, Community, Health and Safety Implications

- 10.1 The project remains committed to ensuring equal access to the leisure facilities, encouraging inclusion for all potential users, healthy activity and addressing community safety issues. A full Equalities Impact Assessment was presented with the Cabinet report in November 2016.

11. Risk Management Implications

- 11.1 The Council regularly reviews a risk register for this project

Appendix A:

Outline of the Gleeds fee estimate (in Part B of the Agenda)

Background Papers

Cabinet report 30th November 2016