

Bolsover District Council

Executive

7 September 2015

Bolsover Regeneration Frameworks Procurement

Report of the Assistant Director Economic Growth

This report is public

Purpose of the Report

- To seek Members' approval for tendering for the Regeneration Frameworks for Bolsover district and appointing consultants for these, based on the brief prepared by the Enabler.
- To approve an additional £20,000, as a contingency fund in addition to the existing budget allocation of £90,000 for production of the Regeneration Frameworks.

1 Report Details

- 1.1 On 02 March 2015, the Executive approved the Joint Economic development and Housing strategy for Bolsover district, which also approved the allocation of £90,000 from the Transformation Reserve for the production of four Regeneration Frameworks for the District.
- 1.2 Of the £90,000, a budget of £10,000 was set aside for appointing an "Enabler" to carry out an enabling function to facilitate the regeneration frameworks by providing support and guidance to secure optimum results from the main body of work (i.e. the regeneration frameworks); the latter will be undertaken under contract by one or more multidisciplinary professional teams procured by competition. Enabling tasks include brief formulation and advice on the procurement of consultants to produce the frameworks, with provisional further input of overseeing the work of the consultants. In July 2015, Tom Lonsdale of Placecraft was procured as the Enabler.
- 1.3 The remaining budget of £80,000 has been ring – fenced for the main consultancy work to produce the frameworks. However, initial work undertaken by the Enabler suggests that the budget may not be sufficient to cover the 4 town; therefore, approval is sought for a further allocation of £20,000 (to cover the 4 towns) as a contingency fund.
- 1.4.1 The principal characteristic by which this work (i.e. the frameworks) will distinguish itself from earlier reports such as the 2008 Bolsover Regeneration Strategy will be its focus on quality of place; the consultants appointed will be required to evaluate

each place and develop recommendations, working through the following sequence:

- Observation
- Enquiry (desk study and engage with community and stakeholders)
- Identification of decay and malfunctions
- Generate ideas/opportunities for treatment (repair, replace, conserve etc.)
- Consult and debate (engage with community and stakeholders)
- Scope out actions and resources required to achieve preferred options
- Develop action plan and monitoring

1.5 It is intended that the spatial elements of the Frameworks will form part of the Local Plan.

1.6 Owing to the complexity of each framework, 2 consultancy firms/ consortiums will be procured to cover 2 towns each, as follows:

1.6.1 Consultancy Commission 1:

1.6.1.1 Focussing on Bolsover Town Centre and including Bolsover South, West, Scarcliffe, North West

1.6.1.2 Focussing on Clowne Town Centre and including Clowne South, North, Whitwell, Barlborough, Elmton with Creswell

1.6.2 Consultancy Commission 2:

1.6.2.1 Focussing on Shirebrook Town Centre and including Shirebrook North West, South West, South East, East Langwith, Pleasley

1.6.2.2 Focussing on South Normanton Town and including South Normanton East, West, Blackwell, Tibshelf, Pinxton

1.7 Each of the commissions/ contracts is expected to be in the region of £40,000 - £50,000, equating to a total contact value, upto a maximum of £100,000 for the 4 frameworks, as detailed above. The initial briefs will go out to tender with a value of £40,000 each specified.

1.8 As detailed above, one of the key roles of the Enabler is to produce a brief to enable the procurement of consultants and guide the regeneration framework process, which is appended for approval.

2 Conclusions and Reasons for Recommendation

2.1 The Regeneration frameworks will be crucial in terms of prioritising future regeneration work in the district by creating a basis for targeted and coordinated public sector intervention to address market failure affecting people and places.

2.2 As suggested by the Enabler, the frameworks will enable the regeneration of the district via *“the nurture of natural regrowth by careful pruning of redundant and unhealthy fabric and building towards a healthy and robust, sustainable organism/entity.”*

- 2.3 The frameworks will address the key priorities identified in Joint Economic Development and Housing Strategy and will be the basis for work undertaken by the economic development team and future public funding opportunities.
- 2.4 The allocation of additional £20,000 contingency funds will ensure a robust budget to undertake a complex initiative in a comprehensive manner, involving extensive public consultation.

3 Consultation and Equality Impact

- 3.1 On 04 August, Cabinet met with Enabler, Tom Lonsdale; informal discussions were held around procuring 2 frameworks for Clowne and Bolsover as one and Shirebrook and South Normanton as another; also discussed was the requirement for an additional £10k for each commission as a contingency fund.
- 3.2 A stakeholder and community engagement action plan will be produced in consultation with the consultants following their appointment, which will support the development of the regeneration frameworks.

4 Alternative Options and Reasons for Rejection

- 4.1 Option 1: Undertake the frameworks within the existing budgets of £80,000, without any further budgetary allocation: limiting the budget for consultancy work could compromise on the quality of work produced and could result in omissions of crucial elements of work, which cannot be quantified at this stage (without undertaking the consultant procurement); therefore this option is not recommended.
- 4.2 Option 2: Not undertake the regeneration frameworks: will be a missed opportunity to undertake a crucial piece of work underpinning all future regeneration and economic activity in the district, therefore this option is not recommended.

5 Implications

5.1 Finance and Risk Implications

An additional contingency budget allocation of £20,000 is requested to be available for the regeneration frameworks, should the need arise.

Risk Description	Impact / Likelihood	Mitigation
Process to produce the frameworks may raise public expectations in terms of delivering recommendations within the framework	Low	Management of public expectations will be detailed in the public and stakeholder engagement plan; the expected outcomes will be made clear at the outset, prior to the consultations commencing.
The appointed	Low	The Economic Development Team and the

consultants may fail to deliver on agreed targets and outcomes		Enabler will work closely with the consultants to ensure that the project adheres to agreed principles and processes, and continues to meet targets and outcomes, thus minimising any chances of underperformance.
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5.2 Legal Implications including Data Protection

None

5.3 Human Resources Implications

The Economic Development Team is well resourced to undertake the project management associated with the regeneration frameworks, including the enabling works.

6 Recommendations

- 6.1 To approve an additional £20,000 (£10,000 for each commission) as a contingency fund, to sit alongside the approved budget of £90,000 for the Regeneration frameworks.
- 6.2 To endorse the brief Appendix 1 produced by the Enabler, which will be the basis for procurement and appointment of consultants for producing the frameworks, as detailed above.
- 6.3 To procure 2 consultancy firms or consortiums to produce 4 regeneration frameworks for Clowne and Bolsover as one and Shirebrook and South Normanton as another.

7 Decision Information

Is the decision a Key Decision? (A Key Decision is one which results in income or expenditure to the Council of £50,000 or more or which has a significant impact on two or more District wards)	yes
District Wards Affected	All wards of the district.
Links to Corporate Plan priorities or Policy Framework	Regeneration: <ul style="list-style-type: none"> • Develop vibrant town centres and rural communities • Maximise employment opportunities

8 **Document Information**

Appendix No	Title
1	Brief for Regeneration Frameworks
Background Papers (These are unpublished works which have been relied on to a material extent when preparing the report. They must be listed in the section below. If the report is going to Cabinet (NEDDC) or Executive (BDC) you must provide copies of the background papers)	
Enabler’s brief for procurement of consultants	
Report Author	Contact Number
Senior Economic Development Officer	2589