

BOLSOVER DISTRICT COUNCIL

Extraordinary Meeting of the Executive on 17th December 2025

Contract Awards for Professional Services for Bolsover Regeneration Projects

Report of the Portfolio Holder for Growth

Classification	This report is Public
Contact Officer	Amelia Carter Senior Economic Development Officer

PURPOSE/SUMMARY OF REPORT

- To update members on the outcome of a recent series of procurement exercises for the appointment of contractors to deliver professional services
- To recommend the preferred supplier for each area of work for delivery of the contracts to enable the delivery of the projects funded by the Regeneration Funding awarded to Bolsover District Council (£15 million).

REPORT DETAILS

1. Background

- 1.1. Following the approval of the Investment Plan by Ministry of Housing, Communities, and Local Government (MHCLG), the Economic Development Team have established client teams for the delivery of the 8 approved capital projects. There are five projects which are to be delivered in Bolsover town, and then there are a further three projects – two for Shirebrook and one for Pinxton.
- 1.2. Within the client team, external professional services are required to ensure there is a robust and compliant team for progressing through the early design stages, as well as overseeing the contractors appointed to deliver the works. Two separate open procurement exercises took place for the appointment of different professional services with multiple lots available in each. Both procurement exercises have been advertised through in-tend and comply with the Procurement Act 2023, supported with the assistance and advice of the Procurement Manager to the Council throughout the Invitation To Tender (ITT) process.

2. Details of Proposal or Information

- 2.1. The first ITT is for two 'lots' – the roles of Principal Designer (required under the Construction (Design and Management) Regulations 2025) and for an Employer's Agent. These roles cover the projects: the Creative Makers Retail

Outlet; shopfront improvement scheme, The Bolsover Community Business Centre, the public realm works in Bolsover town centre, and Green Skills and Retrofit Skills Centre, Portland Drive, Shirebrook.

- 2.2. Following an evaluation exercise, **the preferred bidder for both Lots is Whitley Eaves Ltd at a total contract value of £62,298.76.**
- 2.3. The second ITT was for 'Lots' of Architects, Landscape Architects and Quantity Surveyors. The Architects will be appointed to deliver on the Creative Makers Retail Outlet and The Bolsover Community Business Centre, the Landscape Architects will be appointed for the public realm works in Bolsover town centre, and the Quantity Surveyors will be across all of these projects – the Creative Makers Retail Outlet, The Bolsover Community Business Centre, and the public realm works.
- 2.4. Following an evaluation exercise:
 - the preferred bidders for the Architects are Castle Owen Construction and Property Ltd at a contract value of £67,633.99
 - The preferred bidders for the Landscape Architects are Phillip Jones Associates Ltd at a contract value of £227,580
 - The preferred bidders for the Quantity Surveyors are WT Partnership Ltd at a contract value of £60,089
- 2.5. Timely appointments need to be made for these contractors due to the timescales of the funding and the need to deliver the projects within these timescales.
- 2.6. The appointments in this report are required to deliver aspects of the projects which cannot be delivered under existing resource available within the Council or either of its companies Dragonfly Management (Bolsover) Limited or Dragonfly Development Limited.
- 2.7. The appointments of the contractors are all within the provisional sum allocated within the project budget for each of the services to be provided.

3. Reasons for Recommendation

- 3.1. The procurement processes have been carried out with the assistance of the Procurement Manager and are compliant with the Procurement Act 2023 and the Council's Contract Procedure Rules 2024.

4. Alternative Options and Reasons for Rejection

- 4.1. **To take no action** has been considered and discounted as no progress could be made to deliver the projects approved by the Council and funded through the Regeneration Funding to the deadlines set in the Investment Plan.
- 4.2. **To deliver the services internally** there is insufficient resource within the Council or its Dragonfly companies to undertake this work.

RECOMMENDATION(S)

1. to appoint the preferred bidder – Whitley Eaves Ltd, as Principal Designer (required under the Construction (Design and Management) Regulations 2025) at a value of £9,007.36 and as Employer's Agent at a value of £53,291.40, at a total contract value of £62,298.76.
2. to appoint the preferred bidder – Castle Owen Construction and Property Ltd, for the Architects role at a contract value of £67,633.99.
3. to appoint the preferred bidder – Phillip Jones Associates Ltd for the Landscape Architects role at a contract value of £227,580.
4. to appoint the preferred bidder – WT Partnership Ltd for the Quantity Surveyors role at a contract value of £60,089.

Approved by Councillor Tom Munro, Portfolio Holder for Growth

IMPLICATIONS:

Finance and Risk	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Details: The contracts will be paid out of the £15million awarded through the Regeneration Funding for the delivery of the Investment Plan. The values of the contractors are based on the timescales issued to bidders. If the timescales increase for any reason, the contractors may have a legitimate reason to increase their prices, if additional resource has been required above what they had tendered for. There is a contingency budget within each project budget which would be utilised for additional spend incurred.		
On behalf of the Section 151 Officer		
Legal (including Data Protection)	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Details: The contracts will be awarded utilising resource within the Legal department to ensure adequate terms and conditions are imposed and the necessary due diligence is carried out on the preferred bidders.		
On behalf of the Solicitor to the Council		
Staffing	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Details: There are no staffing implications as a direct result of this report.		
On behalf of the Head of Paid Service		

Equality and Diversity, and Consultation		Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Details: There are no equality and diversity implications as a direct result of this report. Consultation and open tender opportunities were advertised through the council's In-Tend system.			
Environment		Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Details: There are no environmental implications arising from the award of these contracts.			

DECISION INFORMATION:

<input checked="" type="checkbox"/> <i>Please indicate which threshold applies:</i>	
Is the decision a Key Decision? A Key Decision is an Executive decision which has a significant impact on two or more wards in the District or which results in income or expenditure to the Council above the following thresholds:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Revenue (a) Results in the Council making Revenue Savings of £75,000 or more or (b) Results in the Council incurring Revenue Expenditure of £75,000 or more.	(a) <input type="checkbox"/> (b) <input type="checkbox"/>
Capital (a) Results in the Council making Capital Income of £150,000 or more or (b) Results in the Council incurring Capital Expenditure of £150,000 or more.	(a) <input checked="" type="checkbox"/> (b) <input type="checkbox"/>
District Wards Significantly Affected: <i>(to be significant in terms of its effects on communities living or working in an area comprising two or more wards in the District)</i> Please state below which wards are affected or tick All if all wards are affected:	All <input type="checkbox"/>
Bolsover And Shirebrook	

<p>Is the decision subject to Call-In? (Only Key Decisions are subject to Call-In)</p> <p>If No, is the call-in period to be waived in respect of the decision(s) proposed within this report? (decisions may only be classified as exempt from call-in with the agreement of the Monitoring Officer)</p> <p>Consultation carried out: (this is any consultation carried out prior to the report being presented for approval)</p> <p>Leader <input type="checkbox"/> Deputy Leader <input type="checkbox"/> Executive <input type="checkbox"/> SLT <input type="checkbox"/> Relevant Service Manager <input checked="" type="checkbox"/> Members <input checked="" type="checkbox"/> Public <input type="checkbox"/> Other <input type="checkbox"/></p>	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>Yes <input type="checkbox"/></p> <p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>
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<p>Links to Council Ambition: Customers, Economy, Environment, Housing</p> <p>Ambition: Economy Actively working with partners to support enterprise, innovation, jobs, and skills Unlocking regeneration and development potential of long-term vacant land and buildings, and stalled sites and deliver income-generating capital projects. Securing investment in improvement of our existing business estate and delivery of new commercial space.</p>

DOCUMENT INFORMATION:

Appendix No	Title

<p>Background Papers</p> <p>(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 Executive, you must provide copies of the background papers).</p>

DECEMBER 2024