

BOLSOVER DISTRICT COUNCIL

Meeting of the Executive on 27th July 2026

**Contract award for the delivery of an Options Appraisal for Pleasley Vale
Business Park**

Report of the Portfolio Holder for Growth

Classification	This report is Public
Contact Officer	Strategic Director Property, Construction & Assets
Is this a Key Decision?	Yes ☒ No ☐

PURPOSE/SUMMARY OF REPORT

To inform Executive of progress regarding the appointment of the preferred supplier to undertake an independent options appraisal for Pleasley Vale Business Park, in order to provide Members with robust, evidence-based recommendations to inform future decision making in the context of Local Government Reorganisation (LGR) and ongoing budget pressures.

REPORT DETAILS

1. Background

- 1.1 Pleasley Vale Business Park (PVBP) is a significant and complex Council-owned asset, requiring strategic consideration to determine its long-term future.
- 1.2 Members have previously requested an independent review of all known facts relating to the site, including condition, financial performance, risks, liabilities, and future opportunities, with the explicit aim of informing future decision making.
- 1.3 This requirement reflects:
 - The scale and complexity of the asset;
 - Increasing financial pressures and the need to ensure value for money;
 - The emerging context of Local Government Reorganisation (LGR).
- 1.4 A previous agreed report to council identified the need for this piece of work
- 1.5 A procurement exercise was undertaken to appoint a suitably qualified and independent consultant to deliver a comprehensive options appraisal, including future recommendations for the site.

- 1.6 The procurement was undertaken in accordance with the Council's Contract Procedure Rules and relevant procurement legislation, ensuring a fair, transparent and compliant process.
- 1.7 Following completion of the tender evaluation process, a preferred supplier was identified based on the published award criteria.

2. Details of Proposal or Information

- 2.1 A structured procurement process was undertaken, ensuring open and fair competition and compliance with all relevant procedural and legal requirements.
- 2.2 The evaluation methodology assessed submissions against a combination of quality and price criteria to identify the most economically advantageous tender (MEAT).
- 2.3 The process has been reviewed internally and confirmed as fully compliant, including:
- Adherence to the published evaluation criteria;
 - Consistent application of scoring methodology;
 - Appropriate moderation and governance oversight;
 - Compliance with the Council's Contract Procedure Rules.
- 2.4 No material issues have been identified that would call into question the integrity of the procurement process or its outcome.
- 2.5 The preferred supplier, Purcell, remains the highest scoring bidder and offers a robust and credible methodology to deliver:
- A comprehensive assessment of the current condition and performance of PVBP;
 - An independent appraisal of risks, including structural, financial, and operational considerations;
 - A range of viable future options for the site;
 - Clear, evidence-based recommendations to support Member decision making.
- 2.6 The outputs from this commission will provide Members with a structured and defensible evidence base, enabling informed decisions regarding the long-term future of PVBP.
- 2.7 This is particularly important given:
- The uncertainty and opportunities arising from LGR;
 - The requirement to maximise value from Council assets;
 - The need to prioritise investment in the context of constrained budgets.

- 2.8 Officers are satisfied that the procurement process is compliant, robust and defensible, and that the Council is in a position to proceed to contract award

3. Reasons for Recommendation

- 3.1 Appointment of the preferred supplier will enable the Council to:

- Obtain an independent and objective assessment of PVBP;
- Provide Members with clear, evidence-based options and recommendations;
- Support strategic decision making in advance of LGR;
- Ensure alignment with the Council's duty to achieve best value.

- 3.2 Proceeding with the appointment following a compliant process demonstrates:

- Strong governance and transparency;
- Confidence in the robustness of the Council's procurement processes;
- Appropriate stewardship of public funds.

- 3.3 The options appraisal will support the Council in identifying:

- Opportunities to reduce financial risk and liability;
- Potential future investment strategies;
- Long-term asset optimisation aligned to corporate priorities.

4. Alternative Options and Reasons for Rejection

- 4.1 Re-run the procurement exercise

Rejected as the process has been confirmed as compliant with no material issues identified. Re-procurement would delay delivery and incur additional cost.

- 4.2 Do not commission an external options appraisal

Rejected as this would not provide the level of independence or assurance required by Members.

- 4.3 Undertake the work internally

Rejected due to the requirement for demonstrable independence and specialist expertise.

RECOMMENDATION(S)

That Executive note the award of contract to Purcell to undertake the Pleasley Vale Business Park options appraisal following the completion of the procurement process.

Approved by Councillor Tom Munro, Portfolio Holder for Growth

IMPLICATIONS

A. Finance and Risk Yes ☐ No ☒
Details: A previous Council report agreed budgets to meet the contractual amount.
On behalf of the Section 151 Officer

B. Legal (including Data Protection) Yes ☐ No ☐
Details: Purcell were identified as the most advantageous tender following a procurement exercise.
On behalf of the Solicitor to the Council

C. Staffing Yes ☐ No ☒
Details: There are no staffing implications rising directly from this report.
On behalf of the Head of Paid Service

D. Local Government Reorganisation (LGR) Yes ☒ No ☐
<i>Please identify (if applicable) how you have considered LGR impact in relation to this item.</i>
Details: The report is required to support future decision making, LGR does not impact on this.

E. Environment Yes ☐ No ☒
<i>Please identify (if applicable) how this proposal/report will help the Authority meet its carbon neutral target or enhance the environment.</i>
Details: No environmental considerations in relation to the awarding of this contract. Depending on the outcome consultation will be required.

F. Equality and Diversity Yes ☐ No ☒	
Have you considered equality impacts in relation to the topic of this report?	Yes ☐ No ☐
If this is a new or refresh of a policy, guidance or plan, have you carried out an EIA?	Yes ☐ No ☐

DECISION INFORMATION

G. Is the decision a Key Decision?	Yes ☒ No ☐
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 below thresholds: -	

☒ If the decision is a key decision, please indicate which threshold applies: 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. 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) ☐ (b) ☒ (a) ☒ (b) ☒
--	--

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 which wards are affected or tick All if all wards are affected.	All ☐ Wards: Ault Hucknall Ward
---	--

All key decisions are subject to Scrutiny call-in unless the call-in period is to be waived, however, exemption from call-in is only with the agreement of the Monitoring Officer. Is this Key Decision subject to Scrutiny Call-In? (leave blank if not a key decision) If No, has the Monitoring Officer agreed?	Yes ☒ No ☐ Yes ☐
--	--

Consultation carried out: <i>(this is any consultation carried out prior to the report being presented for approval)</i> Leader ☐ Deputy Leader ☐ Executive ☒ SLT ☒ Relevant Service Manager ☒ Members ☐ Public ☒ Other ☒ Details: Portfolio Holder for Growth	Yes ☒ No ☐
--	--

Links to Council Ambition: Customers, Economy, Environment, Housing

DOCUMENT INFORMATION

Appendix No	Title

Background Papers <i>(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).</i>