

REGENERATION AND ASSET BOARD

Venue: Town Hall,
Moorgate Street,
Rotherham.

Date: Wednesday, 17th May 2006

Time: 10.00 a.m.

S U P P L E M E N T A R Y A G E N D A

9. Town Centre Council Accommodation and Development of Vacant Sites: Project Establishment. (report attached) (Pages 1 - 6)
Design Consultancy Manager to report.
 - to consider the establishment of a Sub-group.

10. EXCLUSION OF THE PRESS AND PUBLIC
The following items are likely to be considered in the absence of the press and public as being exempt under those Paragraphs, indicated below, of Part 1 of Schedule 12A to the Local Government Act 1972:-

17. Land Transactions - Update. (report attached) (Pages 7 - 11)
Development Surveyor to report.
 - to report the current position.(Exempt under Paragraph 3 of the Act – information relating to the financial or business affairs of any particular person (including the Council))

ROTHERHAM BOROUGH COUNCIL

1.	Meeting:	Regeneration & Asset Board
2.	Date:	17 May 2006
3.	Title:	Town Centre Council Accommodation and Development of Vacant Sites: Project Establishment.
4.	Programme Area:	Economic & Development Services

5. Summary

That a Project Team and Governance arrangements be established to enable the specification, design, procurement and delivery of :-

- Lot 1) Town Centre Civic Accommodation.
- Lot 2) Town Centre Cultural Accommodation.
- Lot 3) Development of sites vacated by Lots 1 & 2.

6. Recommendations

- a) That a "Town Centre Development" Steering Group be established as a sub group of the Regeneration & Asset Board.
- b) That the Cabinet Member for Economic Development & Regeneration be the Project Champion
- c) That the Executive Director for EDS be Project Sponsor.
- d) That the RCP Design Consultancy Manager within EDS is assigned the lead role in co-ordinating this procurement exercise and the delivery of the Town Centre Civic and Cultural accommodation.
- e) That the terms of reference outlined in section 7 are agreed.
- f) That membership of the steering group, as outlined in section 7 is agreed.
- g) That Programme Areas address the delivery of the work streams identified in section 7.
- h) That £300,000 is allocated from the Capital Programme and used to fund the technical & procurement activity.

7. Proposals and Details

Background

RMBC have commenced OJEU procurement of:-

- Lot 1) Town Centre Civic Accommodation.
- Lot 2) Town Centre Cultural Accommodation.
- Lot 3) Development of sites vacated by Lots 1 & 2.

The procurement process has commenced with the issue of an OJEU notice on the 26th April 2006, via the method of Competitive Dialogue. This allows developers to bring forward all commercial, legal, location and regeneration options for RMBC consideration.

The OJEU mentions RMBC's preference to be located in a Civic Quarter with RCAT & Rotherham PCTs proposed Primary Care Centre.

A programme of Key dates is attached as appendix A.

Governance Proposals

To create the organisational capacity to deal with these interdependent projects at the required level of focus and detail and to avoid conflict with other activities and organisations it is proposed that:-

- a) A Member / Officer Steering Group be created, as a sub-group of the Regeneration & Asset Board.
- b) That the Executive Director for EDS be Project Sponsor
- c) That the Cabinet Member for Economic Development & Regeneration be the Project Champion
- d) That the RCP Design Consultancy Manager, (an M3 manager within the Asset Management Service) is assigned the lead role in co-ordinating this procurement exercise and the delivery of the Town Centre Civic and Cultural accommodation.

Proposed terms of reference for the steering group.

- 1) To exercise project governance that enables the council to monitor, approve and co-ordinate the specification, procurement and delivery of the following projects:-
 - Lot 1) Town Centre Civic Accommodation.
 - Lot 2) Town Centre Cultural Accommodation.
 - Lot 3) Development of sites vacated by Lots 1 & / or 2.
- 2) To operate as a sub-group of Regeneration and Asset Board in relation to the above projects and recommend to Regeneration & Asset Board for key decisions which in turn will be presented to Cabinet for final approval.
- 3) To co-ordinate the activities of this steering group with other boards and committees.

Proposal for membership:-

Regeneration and Asset Board Elected Members:-

Cabinet Member, Economic Regeneration & Development
Cabinet Member, Customer Services & Innovation
Cabinet Member, Finance & Corporate Services
Cabinet Member, Lifelong Learning, Culture & Leisure

together with the following officers:-

Adam Wilkinson	Executive Director, Economic & Development Services
Carol Mills	Executive Director, Corporate Services
Andrew Bedford	Executive Director, Financial Services
Ian Smith	Head of Asset Management
Richard Poundford	Head of RIDO
Phil Rogers	Strategic Leader, Culture & Leisure
Paul Smith	Design Consultancy Manager (Asset Management)

Others may attend regularly to report on work streams such as:-

Keith Thompson	Acting Head of Strategic Partnerships
John Smales	Development Team Manager (RIDO)

“Our Future” working groups.

To enable the delivery of the above project the steering group will be required to co-ordinate with OUR FUTURE Member/Officer Groups.

8. Finance

£1,500,000 is included in the capital programme as a “priority A” project, under the title “Town Centre Design Work”. It is proposed that £300,000 of this funding is allocated to fund the technical & procurement activity.

It is envisaged that Programme Areas will incur costs in achieving work stream deliverables. These are currently unknown.

9. Risks and Uncertainties

- a) There is an affordability risk
 - i. Business case & affordability work stream to address.
- b) There is a risk of the market not responding to the OJEU notice.
 - i. EDS to advertise to all known possible applicants.
- c) As Competitive Dialogue, is necessarily such a flexible procurement method and the Renaissance/ development issues would only be fully defined by the process, there is a risk of programme slippage.
 - i. Project team to monitor and advise.

- d) The programme is very tight with no allowance for slippage. To enable the procurement process other work streams may have to work at an accelerated rate.
 - i. Project team to monitor and advise.
- e) There is a risk of RCAT & RPCT choosing not to share a Civic quarter with RMBC.
- f) There is a risk of an incorrect brief if council managers do not provide detailed and timely responses to information requests that enable the procurement activity.
 - i. Project team to monitor and advise.

10. Policy and Performance Agenda Implications

Delivery of the new town centre accommodation and Rotherham town centre Renaissance shall be a major factor in delivery of the corporate strategy.

11. Background Papers and Consultation

Previous reports to Cabinet on the capital programme.

Guest & Chrimes report to Cabinet 1st March 2006 & resultant Cabinet Minute 258 “..the OJEU notice be prepared & issued”.

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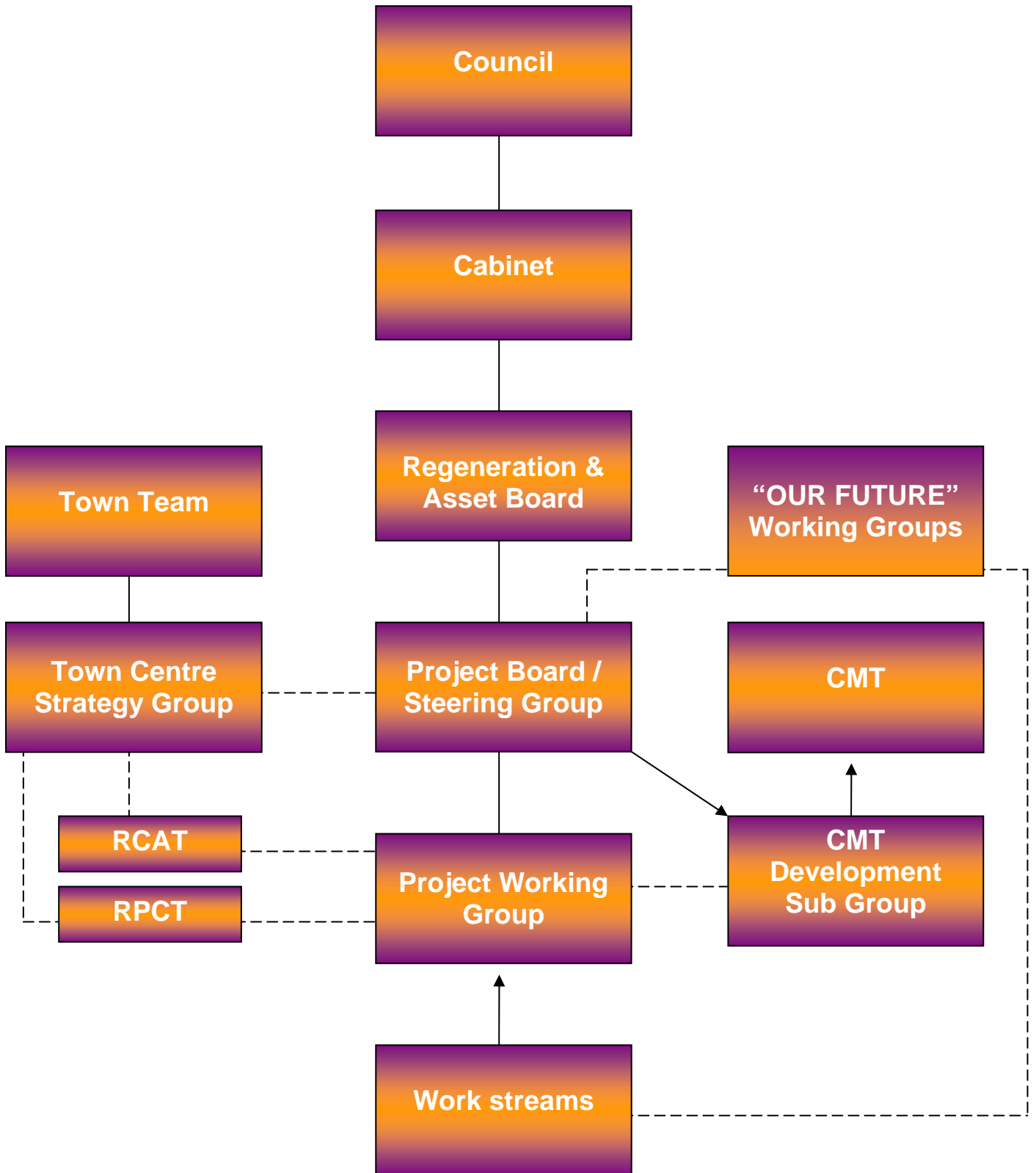
APPENDIX A

Programme of Key Dates

26 April 2006	OJEU Notice Issued
15 May 2006	Issue Market Brief & Pre Qualification Questionnaire (PQQ)
22 June 2006	Applicants Return PQQs
22 June - 2 Aug 06	PQQ Appraisal, and Interviews to agree participants.
4 Aug 2006	Issue Detailed Brief & enter into Competitive Dialogue with participants.
25 Sept–20 Oct 06	Affordability Check & Finalise Tender Documents.
20 October 2006	End Competitive Dialogue & RMBC Issue Formal Tender Documents
1 December 2006	Tender Returns
4 Dec – 12 Jan 07	Tender Analysis & Recommendation
26 Jan 2007	Member approval of preferred bidder(s)
2 March 2007	Financial Close (Development Agreement(s))

The brief shall indicate a council accommodation occupation date of the first quarter of 2009.

Town Centre Development Steering Group
Structure & Relationships



By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is Restricted