

Summary Sheet

Council Report

Approval by Strategic Director Regeneration and Environment

Title: Forge Island Development – Appointment of Development Partner

Is this a Key Decision and has it been included on the Forward Plan?

No

Strategic Director Approving Submission of the Report

Damien Wilson – Strategic Director, Regeneration & Environment.

Report Author(s)

Dan Watson – Investment and Economic Initiatives Manager

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Ward(s) Affected

Boston Castle

Executive Summary

The Cabinet and Commissioners' Decision Making Meeting of the 11th June 2018 agreed;

1. That the decision to appoint a development partner for Forge Island and the terms of that appointment be delegated to the Strategic Director of Regeneration and Environment in consultation with the Cabinet Member for Jobs and the Local Economy.
2. That, subject to an assessment of the financial viability of the proposed final terms of the development agreement, the Strategic Director of Regeneration and Environment, in consultation with the Strategic Director of Finance and Customer Services are given delegated authority to commit resources from the Town Centre Investment scheme within the approved Capital Programme to deliver a preferred scheme for the development of Forge Island.
3. That the Strategic Director of Regeneration and Environment, in consultation with the Strategic Director of Finance and Customer Services be delegated authority to instruct Legal Services or a third party legal provider to negotiate and complete the necessary legal documentation to give effect to the recommendations above.

This report provides further details on the selection and evaluation process. It recommends that the Council select Muse Developments as the partner for the development and delivery of Forge Island as outlined in the appended successful bid.

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1. Officer Delegated Authority Approval

1.1. Delegated authority is sought in accordance with the scheme of delegation of executive decision making powers in line with the Financial Regulations Section 27.11.1 and Contract Standing Orders Section 34.5.6 approved by Council 25th January 2017.

2. Decision Requiring Approval

2.1. To approve the selection of preferred development partner for the Forge Island development, as agreed at Cabinet on 11 July 2018.

3. Information & Background

3.1. On 11 September 2017 Cabinet resolved to adopt the Town Centre Masterplan and go out to the market to secure a development partner for Forge Island.

3.2. A development brief for Forge Island was consequentially prepared and released to the market. The competition consisted of two Stages, the first being an expression of interest, of which over 35 responses were received. From these, three potential partners were identified and invited to prepare and submit detailed proposals as part of Stage 2 of the process. These detailed bids have now been received and evaluation has taken place.

3.3. The importance of moving swiftly to appoint a development partner on Forge Island is clearly articulated in the Town Centre Masterplan and the process and timetable adopted reflects this urgency.

Forge Island Competition – indicative timetable	
01 February 2018	Issue of Stage 1: Expression of interest (completed)
29 March 2018	Deadline for completed expression of interest submissions (completed)
02 April – 20 April 2018	Evaluation (underway)
w/c 23 April 2018	Notification of evaluation results
w/c 23 April 2018	Issue of invitation to bid (Stage 2)
11 June 2018	Report to Cabinet seeking delegated authority to appoint a development partner
29 June 2018	Deadline for completed Stage 2 submissions
2 July 2018 – 20 July 2018	Evaluation
w/c 30 July 2018	Notification of appointment of a development partner
06 Aug – 16 Aug 2018	Cooling off period
w/c 10 September 2018	Confirmation of appointment and exchange of agreement

3.4. On 11 June 2018 Cabinet resolved that the decision to appoint a development partner for Forge Island and the terms of that appointment be

delegated to the Strategic Director of Regeneration and Environment in consultation with the Cabinet Member for Jobs and the Local Economy.

4. Consultation and Additional Supporting Information

- 4.1. No ward member consultation has taken place.
- 4.2. An extensive evaluation exercise has been undertaken consisting of Council Officers and independent consultants to assess and analyse the bids received.
- 4.3. This evaluation is appended to this report. (Exempt)

5. Additional Comments

- 5.1. None

6. Recommendation

- 6.1. It is recommended that the Council select Muse Developments as the partner for the development and delivery of Forge Island as outlined in the appended successful bid. (Exempt)
- 6.2. The evaluation undertaken and scoring of the received bid is also appended for further information. (Exempt)
- 6.3. Officer Seeking Approval: Damien Wilson, Strategic Director of Regeneration and Environment, Regeneration and Environment Directorate, Ext No: 23815

7. List of Appendices Included

- 7.1. Appendix 1 – Bid Evaluation (exempt).
- 7.2. Appendix 2 - Muse Developments Forge Island Bid (exempt).

Background Papers

Report to Cabinet and Commissioners' Decision Making Meeting of the 11th June 2018, 'Forge Island Development'.

Report to Cabinet and Commissioners' Decision Making Meeting of the 11th September 2017, 'Rotherham Town Centre Masterplan'.

Exempt from the Press and Public

An exemption is sought for Appendix 1 and 2, under paragraph 3 (Information relating to the financial or business affairs of any particular person (including the authority holding that information)) of Part I of Schedule 12A of the Local Government Act 1972 is requested, as this report contains sensitive commercial information with regards to costing for works and commercial agreements which

could disadvantage the Council in any negotiations if the information were to be made public.

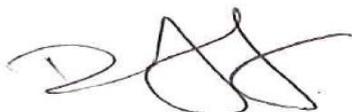
It is considered that the public interest in maintaining the exemption would outweigh the public interest in disclosing the information, as the parties' commercial interests could be prejudiced by disclosure of this commercial information.



Approved by:

Damien Wilson

Strategic Director, Regeneration and Environment



Approved by:

Councillor Denise Lelliott

Cabinet member, Jobs and Local Economy

Date: 08th August 2018