

**CABINET
30 MAY 2019**

**TIVERTON EASTERN URBAN EXTENSION AREA B MASTERPLAN CONTRACT
AWARD.**

Cabinet Member: *****
Responsible Officer: Mrs Jenny Clifford, Head of Planning, Economy and
Regeneration.

Reason for Report: To advise Members on the results for the procurement of a
masterplan for the development of Area B, Tiverton Eastern Urban Extension.

RECOMMENDATION: That the contract is awarded to Supplier 3 with an agreed
cost of £121,580.

Relationship to Corporate Plan: The Tiverton Eastern Urban Extension project
contributes to the corporate priorities of facilitating housing and economic growth.
The promotion of housing led growth on the eastern side of Tiverton forms part of
Aim 2 of the priority referring to homes.

Financial Implications: The award of this contract is being funded from capacity
money awarded to the project by the Government. Sufficient funding is available to
cover the expected cost of delivering the masterplan for this part of the development.
A budget for the work of up to £143,000 was set and included such studies and
reports as needed to update the evidence base as well as the masterplan itself.

Legal Implications: The Council has an access agreement with Homes England to
make use of the framework agreement for the purposes of this tender process. The
Council must comply with the requirements of the framework agreement and let the
contract in accordance with the procedures provided in it.

The suppliers referred to below are not identified – such information is confidential
and not necessary to reach a decision. Any discussion which may identify a supplier
should be treated as exempt information and must therefore be pre-empted by
passing a resolution in accordance with Section 100A(4) of and Schedule 12A to the
Local Government Act 1972, namely that such discussion would result in the
disclosure of exempt information as defined in paragraph 3 of Part 1 of Schedule
12A of the said Act, being information relating to the financial or business affairs of
any particular person (including the authority holding that information).

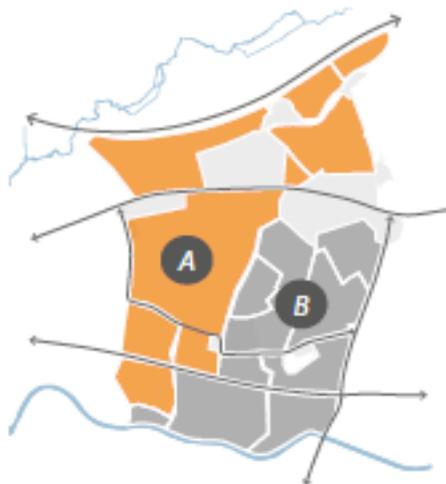
Risk Assessment: The tender process has been assessed against a series of
quality criteria as well as price in order to ensure that the successful supplier not only
represents value for money, but is also sufficiently experienced and suited to
undertake the role. The evaluation outcome at para 2.4 of this report is weighted to
the quality and price criteria.

1.0 INTRODUCTION.

1.1 The adopted Local Plan allocates land at Tiverton Eastern Urban Extension
for mixed use development. An area of 153 ha to the east of Tiverton is

allocated for mixed use development in the Allocations and Infrastructure Development Plan Document for 1550-2000 dwellings and 95,000-130,000 square metres of employment floorspace. A range of adopted policies within this document set out requirements for the planning of the urban extension in terms of development requirements, transport provision, environmental protection, green infrastructure, community facilities, carbon reduction and air quality, phasing and masterplanning. The latter, (policy AL/TIV/7) requires that the Council carry out a major public consultation exercise into the masterplanning of the site before planning applications are made.

- 1.2 The Tiverton EUE Masterplan was adopted as a Supplementary Planning Document (SPD) in April 2014. Whilst covering the whole of the development allocation site, it was not able to address all of the site to the same degree of detail. This was due to the absence of some site-wide survey work in Area B. As a consequence the Adopted Masterplan SPD does not fully resolve the land use issues across the whole allocation. It makes reference to the fully surveyed land area as Area A and the area of unresolved land use planning, to the south east of the allocation, as Area B.



- 1.3 The Tiverton EUE masterplan was commissioned by the landowners of Area A, but was produced collaboratively with Mid Devon District Council. A further masterplan for Area B is required, the commissioning of which will be by the District Council. Once adopted it will, complete the masterplanning process. It will form an addendum to the existing Masterplan SPD, sitting next to it, delivering the strategic objectives.
- 1.4 Cabinet at its meeting on the 2 February 2017 gave consideration to the requirements of the Area B masterplan. It is not intended to fully replace the existing masterplan. The relationship between them is likely to be as follows

Content	Adopted masterplan SPD		Proposed Area B masterplan
	Area A	Area B	
Introduction	YES	YES	UPDATE
Purpose and role of the document	YES	YES	
Meeting planning policy objectives	YES	YES	UPDATE
Consultation	YES	YES	UPDATE
Design process	YES	YES	NO
The site and location	YES	YES	NO
Landownership	YES	YES	NO
Site context	YES	YES	NO
Constraints and opportunities	YES	YES	UPDATE
Development concept	YES	YES	UPDATE
Guiding principles	YES	YES	NO
Masterplan	YES	Less detail	YES
Amount and land use	YES	Less detail	YES
Character areas	YES	YES	NO
Housing delivery rate	YES	YES	UPDATE
Phasing	YES	YES	UPDATE
Delivery, monitoring & review	YES	YES	UPDATE
Requirements for future apps	YES	YES	UPDATE

1.5 The Council has been successful in attracting capacity funding from the Government to deliver development at Tiverton Eastern Urban Extension. The funding bid submission indicated an intention for the Council to procure the additional work needed to complete the masterplanning of Area B. This tender process seeks to secure consultancy support to do this important next step in bringing this part of the development forward. Due to capacity constraints and the need to ensure the right experience, knowledge and skill set for this significant project, it is proposed to secure the masterplan management externally via consultancy support. The tender relates to the delivery of the masterplan as a single piece of work.

1.6 Due to the value of the contract, four suppliers were asked to tender. This was via the Homes England multidisciplinary framework agreement. All suppliers on the framework need to meet requirements set by Homes England in terms of experience, skills and approach to the commission.

2.0 THE PROCUREMENT PROCESS.

2.1 Expressions of interest were invited from 4 suppliers via the Homes England multidisciplinary framework on 4 February 2019.

2.2 Evaluation criteria set out in the tender document were as follows:

Quality	60%
Experience	15%
Qualifications and skills	15%
Approach to the commission	30%

Price

40%

Responses were required by midday on 1st March 2019.

There were a total of 3 tender submissions received within the required timescale.

2.3 Evaluations were carried out between 1st and 7th March 2019 by representatives from the Planning, Economy and Regeneration service. The process included inviting those who submitted tenders to present their submission.

2.4 The outcome of the evaluation is shown below:

SUPPLIER	PRICE ¹	SCORE (WEIGHTED)		TOTAL
		PRICE	QUALITY	
Supplier 1	£107,459.73	3.2	3.35	6.55
Supplier 2	£139,497.28	2.4	3.76	6.16
Supplier 3	£121,580	2.8	3.80	6.60

3.0 CONCLUSION.

3.1 The outcome of the tender process shows **Supplier 3** as the winning bidder.

3.2 Approval is required from Cabinet for this contract to be formally awarded.

3.3 Following the decision, it is proposed to apply a voluntary standstill period of 10 days after which the contract will be awarded – it is voluntary because there is no statutory requirement for a standstill period when letting contracts under Framework Agreements. The Framework Agreement itself does not require a standstill period, but the Council has represented to bidders that standstill would be applied.

3.4 It is envisaged that the contract will start mid June 2019.

Contact for more Information:	Jenny Clifford, Head of Planning, Economy and Regeneration. 01884 0234346 jclifford@middevon.gov.uk
Background papers:	Cabinet report 2 Feb 2017 The adopted policies relating to the Tiverton Eastern Urban Extension www.middevon.gov.uk/aidpd . Cabinet 3 rd October 2013, 28 November 2013, 17 th April 2014
File reference	None
Circulation of the Report:	

