

PROJECT MANAGER CONTRACT AWARD FOR CULM GARDEN VILLAGE, CULLOMPTON.

Cabinet Member: Cllr Richard Chesterton
Responsible Officer: Mrs Jenny Clifford, Head of Planning, Economy & Regeneration.

Reason for Report: To advise Members on the results for the procurement of a project manager for the Culm Garden Village project.

RECOMMENDATION: That the initial one year contract is awarded to Supplier 3 with an agreed annual cost of £60,000. The contract has been awarded to the contractor with the highest combined quality/price score with 70% of the total score based on quality and 30% price.

Relationship to Corporate Plan: The Culm Garden Village project contributes to the corporate priorities of facilitating housing and economic growth. The promotion of significant growth east of Cullompton forms part of aim 2 of the priority referring to homes.

Financial Implications: The award of this contract is being made for an initial period of 1 year as is to be funded from capacity money awarded to the project by the Government. As a long term project, it is expected that the Council will wish to retain a project management resource beyond this contract period and due to the potential for renewal, an open tender process through OJEU was undertaken. However, the future extension of a project management resource is dependent upon the success of attracting further capacity funding to support Garden Villages from the Government.

Legal Implications: The contract will be let subject to the council standard terms and conditions for supply of services. The suppliers referred to below are not identified – such information is confidential and not necessary to reach a decision. Any discussion which identifies a supplier must 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 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.

1.0 INTRODUCTION.

1.1 In March 2016 the Department for Communities and Local Government (DCLG) published a prospectus titled 'Locally-led Garden villages, Towns and

Cities' which aimed to deliver accelerated housing supply through the support of high quality locally-led schemes that will realise a new generation of garden villages, towns and cities. Mid Devon District Council submitted an expression of interest for a 'Culm' garden village for up to 5,000 dwellings on land to the east of Cullompton.

- 1.2 The submission Local Plan Review identifies land to the east of Cullompton as a suitable location for strategic growth and includes a draft policy for the allocation of mixed use development including 1,750 dwellings with at least a further 800 post 2033. In addition a neighbourhood planning exercise for Cullompton is well underway and is expected to set out aspirations for community infrastructure /facilities on further land to the east of Cullompton.
- 1.3 The prospectus represented an opportunity to apply for Government support to help deliver the Council's and local community's aspirations for land to the east of Cullompton, which is considered to bolster resources for the project, reduce risk and could result in infrastructure investment through the Government's capital road and rail programmes and Housing Infrastructure Fund. Improved road and infrastructure at junction 28 of the M5 has already been identified as being required and the Local Plan, both adopted and proposed aspire to see the reopening of a Cullompton railway station. The garden village therefore represents an opportunity to raise the profile of the proposals and gain Government assistance in its delivery.
- 1.4 The Government confirmed via a ministerial announcement on 2 January 2017 the success of Mid Devon's expression of interest for a garden village. It is one of 14 announced nationally. The expression of interest was supported by Cullompton Town Council, Cullompton Neighbourhood Plan Steering Group and the Heart of the South West Local Enterprise Partnership.
- 1.5 Since the announcement of garden village status, work has started to identify and scope out priority work streams and tasks, critical path and milestones for project progress. To continue the momentum of this work and successfully deliver the project, it important to ensure that sufficient resources are in place. Key to this is the appointment of a dedicated project management post, supported by planning officer resource. This project team is to be funded through Government capacity support. The Council has been successful in attracting a first round garden village capacity award of £214,000 and will bid for further rounds as opportunities arise. Due to capacity constraints and the need to ensure the right experience, knowledge and skill set for this complex and nationally significant project, it is proposed to secure the management requirement externally via consultancy support.
- 1.6 Interim management has already progressed the project in several key respects including establishing governance arrangements, producing a project plan with priority tasks and milestones, assessing possible approaches to masterplanning and understanding the special attributes of both a garden village and of this project in particular. The first meeting of the garden village delivery board was held recently. The award of the contract will allow the momentum of this work to continue.

1.7 The initial term of this contract is one year to align with the external funding already secured. To give secured consistency for the onward project, up to 9 optional one year extensions have been allowed for, but are not committed to at this stage. Due to the potential length and therefore high value of this procurement, the appropriate procedure was an open tender process through OJEU. This means that anyone who expressed an interest in the contract would be invited to tender.

1.8 To ensure quality of contractors, a number of minimum requirements were set out within the invitation to tender. Any contractor failing to meet these would be disqualified.

2.0 THE PROCUREMENT PROCESS.

2.1 Expressions of interest were invited via a notice in the OJEU published on 6th July 2017.

2.2 Evaluation criteria set out in the OJEU notice were as follows:

Quality	70%
Understanding the project and context	15%
Understanding of the role	15%
Local government experience / knowledge	15%
Capacity, availability and delivery	15%
Risk Management	10%
Price	30%

2.3 Responses were required by midday on 3rd August 2017.

2.4 There were a total of 54 expressions of interest, of which 7 resulted in tender submissions received within the required timescale. 11 opted out and 36 did not respond.

2.5 Evaluations were carried out between 7th and 16th August 2017 by representatives from the Planning, Economy and Regeneration service, the Cabinet Member and Procurement.

2.6 The outcome of the evaluation is shown below:

SUPPLIER	PRICE ¹	SCORE		TOTAL
		PRICE	QUALITY	
Supplier 1	£85,654	23.12	42.93	66.05
Supplier 2	£115,381.25	17.16	35.47	52.63
Supplier 3	£66,000	30.00	57.87	87.87
Supplier 4	£83,448	23.73	40.13	63.86

¹ Price is based on a total annual cost (based on 18.75 hours per week) and includes suppliers indicative expenses cost. Because this cannot be quantified precisely at this time it may not reflect the final contract value.

Supplier 5	£81,000	24.44	38.73	63.18
Supplier 6	£98,010	20.20	49.00	69.20
Supplier 7	£103,500	19.13	37.33	56.46

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, there will be a compulsory 10 day standstill period after which the contract will be awarded.
- 3.4 It is envisaged that the contract will start week commencing 18th September 2017.

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Background papers:	Cabinet reports 9 th June 2016, 6 th July 2017 DCLG prospectus locally led garden villages, towns and cities https://www.gov.uk/government/publications/locally-led-garden-villages-towns-and-cities Culm Garden Village expression of interest https://www.middevon.gov.uk/media/342814/culm-garden-village-mid-devon-eoi-submission_low-res2.pdf
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