

Cabinet (Resources) Panel

19 October 2022

Report title	Procurement – Award of Contracts for Works, Goods and Services	
Decision designation	AMBER	
Cabinet member with lead responsibility	Councillor Obaida Ahmed Resources and Digital City	
Key decision	Yes	
In forward plan	Yes	
Wards affected	All Wards	
Accountable Director	Claire Nye, Director of Finance	
Originating service	Procurement	
Accountable employee	John Thompson	Head of Procurement
	Tel	01902 554503
	Email	John.thompson@wolverhampton.gov.uk
Report to be/has been considered by	Directorate Leadership Team	

Recommendations for decision:

The Cabinet (Resources) Panel is recommended to:

1. Delegate authority to the Cabinet Member for City Environment and Climate Change, in consultation with the Director of Communications and Visitor Experience, to approve the award of a contract for the demolition of 1-7A Cleveland Street when the evaluation process is complete.
2. Delegate authority to the Cabinet Member for City Environment and Climate Change, in consultation with the Director of City Housing and Environment to approve the award of a contract for Bilston markets when the evaluation process is complete.
3. Delegate authority to the Cabinet Member for City Environment and Climate Change, in consultation with the Director of City Housing and Environment, to approve the award of a contract for professional services for Wednesfield Towns Fund project development when the evaluation process is complete.

1.0 Councillor Steve Evans, Cabinet Member for Environment and Climate Change

1.1 Delegated Authority to Award a Contract – 1-7A Cleveland Street Demolition

Ref no:	CWC22133
Council Plan aim	Thriving economy in all parts of the city
Originating service	Communications & Visitor Experience
Accountable officer	Ian Fegan, Director Communications & Visitor Experience (01902) 554286
Leadership Team approval	21 September 2022
Accountable Lead Cabinet Member	Cllr Steve Evans, Cabinet Member for City Environment and Climate Change (01902) 861498
Date Lead Cabinet Member briefed	13 September 2022
Procurement advisor	John Thompson, Head of Procurement (01902) 554503

1.2 Background

- 1.3 City Wolverhampton Council (CWC) has committed to co-fund and implement the Bell Street Scheme, where a Future High Street Fund (FHSF) capital grant contribution of £847,000 has been secured. That commitment, to capital match fund £4,976,000 was approved in principle by Cabinet on 17 February 2020. This Cabinet (Resources) Panel (CRP) approval request relates to the obligations under the grant award conditions to meet key programme milestones and commit capital funding in accordance with the spend profile agreed.
- 1.4 To meet the capital and programme obligations to FHSF and the Department for Levelling Up, Housing and Communities (DLUHC), it is intended to appoint a demolition contractor to demolish and clear the site of the empty parade of shops at 1-7A Cleveland Street. This will facilitate the future development of the Box Space project in January 2023, with a target completion of March 2023.

Proposed Contract Award	
Contract duration	Three months
Contract Commencement date	2 January 2023
Total value	Up to £1.172 million

1.5 Procurement Process

1.6 The intended procurement procedure will be a sub works threshold open tender in accordance with Public Contract Regulations 2015. This route has been identified to support the Wolverhampton Pound and ensuring timescale constraints and site sensitivities are considered.

1.7 The evaluation scoring balance will be 60% price, and 40% quality, including methodology and expertise. Any amendments to the procurement procedure will be reported in an Individual Executive Decision Notice (IEDN) to the relevant Cabinet Member in consultation with the relevant Director in accordance with the delegation within this report.

1.8 The evaluation team will comprise:

Name	Job Title	Organisation (if not WCC)
Adrian Boyle	Construction Quality Supervisor	
Nicky Sahota Brown	Project Delivery Manager	
David Worthington	Project Director	MGAC RLF
Mark McVicar	Project Manager	Place Change Limited
TBC CDMC Expert*	Director	TBC

*Please note it is intended that a Construction Design Management external consultant will also be part of the evaluation team, specifically on health & safety matters. The person is not identified above as not yet appointed and due to be in position shortly.

1.9 Evaluation of alternative options

1.10 The alternative option would be to do nothing and not proceed with the demolition. However, this would result in CWC not being able to meet the conditions of the FHSF grant and hence have to return the money to DLUHC. This is therefore not the preferred option.

1.11 Consideration has been given to Framework options, but this does not guarantee a quicker selection process, when time is of the essence. The tendering process keeps the opportunity open for local/regional businesses to express interest.

1.12 Reason for decisions

1.13 CWC is under an obligation to DLUHC in respect of achieving project milestones as a condition of the FHSF grant award. Those milestones include:

- Tendering for the demolition contract in November 2022
- Entering a contract with the demolition contractor in December 2022
- A start on site in January 2022
- Practical completion of demolition in March 2022

1.14 Failure to meet the milestones could mean loss of grant and in a worst case repayment of all FHSF grant monies, including the £15.0 million already expended on the two FHSF public realm schemes.

1.15 Financial implications

1.16 A capital budget of £1.3 million has been approved for Bell Street Box Space Demolition phase of the project by Individual Executive Decision Notice under delegated authority in the Future High Streets Fund – Funding Award Update report presented to Cabinet on the 17 February 2021. This budget includes provision for demolition works plus contingency to cover a demolition works contract up to £1.2 million leaving remaining budget to cover associated fees.

1.17 It should be noted that budget approval for the demolition phase was granted at the risk of the Council. However, in order to meet grant funding milestones, the proposal to commence the demolition phase will enhance the site and will secure a cleared site for development, thus adding value and reducing the holding costs relating to these properties to be demolished.

1.18 Legal implications

1.19 The procurement will be an above threshold procedure in accordance with the Public Contract Regulations 2015 and Council's Contract Procedure Rules.

1.20 Equalities implications

1.21 An equality analysis has been undertaken to identify the likely impacts on protected groups and the actions that will need to be undertaken to address or mitigate against any negative impact(s) identified that may arise as a consequence of the predicted capital spend on the demolition works.

1.22 In respect of both the proposed demolition works, stakeholder and public consultation will be undertaken to ensure that the implementation proposals provide appropriate measures.

1.23 All suppliers will be required to comply with Equalities Legislation.

1.24 All other implications

1.25 Demolition, site clearance and securing the site with hoardings will:

- remove maintenance and repair costs of the empty premises
- materially reduce property insurance costs
- reduce property security costs
- reduce anti-social behaviour (current premises are subject to vandalism)
- reduce the future “on-site” programme for the Box Space Scheme delivery
- provide an early indication of intended regeneration activity

1.26 Schedule of background papers

1.27 Cabinet – 17 February 2021 – Future High Streets Fund Funding Award Update IEDN

1.28 Recommendation

1.29 Cabinet (Resources) Panel is recommended to delegate authority to the Cabinet Member for City Environment and Climate Change, in consultation with the Director of Communications and Visitor Experience, to approve the award of a contract for the demolition of 1-7A Cleveland Street when the evaluation process is complete.

2.0 Councillor Steve Evans, Cabinet Member for City Environment and Climate Change

2.1 Delegated Authority to Award a Contract – Bilston Markets design and build

Ref no:	CWC22133
Council Plan aim	Thriving economy in all parts of the city
Originating service	Markets Service
Accountable officer	Jo Huntbatch (Markets General Manager) (01902) 555161
Leadership Team approval	7 June 2022
Accountable Lead Cabinet Member	Cllr Steve Evans, Cabinet Member for City Environment and Climate Change (01902) 861498
Date Lead Cabinet Member briefed	10 June 2022
Procurement advisor	John Thompson, Head of Procurement (01902) 554503

2.2 Background

2.3 This project will transform Bilston market, raising its profile locally and securing its future by a range of measures including: replacement of time expired infrastructure; provision of a new canopy to the outdoor market; demolition of the existing poor quality public toilets and re-provision within the current Strengthening Families Hub building; improvements to the entrances to the indoor markets; provision of a new retail space; creation of a flexible trading and outdoor events space; new signage and branding providing a contemporary outward facing facility, which will retain its existing customer base and attract new market stall holders and customers.

2.4 These works are to be funded by an approved Towns Fund budget of £5.2 million. The project reached Royal Institute of British Architects (RIBA) 2 in August 2022. Additional works including the creation of a taxi drop off area and bike hub and additional resurfacing works are subject to Levelling Up funds which have not yet been confirmed (£1.3 million).

Proposed Contract Award	
Contract duration	2.5 years
Contract Commencement date	November 2022
Total value	£4.2 million

2.5 Procurement Process

- 2.6 The intended procurement procedures will initially be a direct award contract for design / architectural services utilising the Crown Commercial Services (CCS) framework RM6165, Lot 1 Built Environment for Construction and Professional Services and additionally a further competition for design and build contract utilising the CCS Framework No RM6088, Lot 2.1 for Construction Works & Associated Services in accordance with the criteria identified. Wolverhampton Pound was considered for this requirement but due to the timescale constraints this route has been identified as the most practical.
- 2.7 The evaluation scoring balance will be 60% quality and 40% cost. Any amendments to the procurement procedure will be reported in an Individual Executive Decision Notice (IEDN) to the relevant Cabinet Member in consultation with the relevant Director in accordance with the delegation within this report.
- 2.8 The evaluation team will comprise:

Name	Job Title	Organisation (if not WCC)
Jo Huntbatch	Markets Manager	
Savreena Kaur	Project manager	
Simon Lucas	Senior Regeneration Officer	
Helena Hansen-Fure	Senior Project Manager	Kinver Business Solutions

2.9 Evaluation of alternative options

- 2.10 The do nothing option has been discounted because it would mean that Bilston Markets would continue to decline and the infrastructure would reach the end of its useful life.
- 2.11 Various design options have been tested within the RIBA Stage 2 report following extensive stakeholder consultation.

2.12 Reason for decisions

- 2.13 The delivery of a transformed Bilston market allows the Council to meet some of the priorities of the Council Plan and to meet key regeneration objectives for the town centre.

2.14 Financial Implications

2.15 Bilston Market Redevelopment has been successful in securing £5.2 million grant as part of Wolverhampton's Town Fund bid. This includes £5.0 million capital budget and £250,000 revenue budget approved under delegated authority in the Towns Fund Bid Update report presented to Cabinet on 9 December 2020. The design and build contract of £4.2 million can be accommodated within the £5.0 million approved capital budget.

2.16 A grant bid for a further £1.3 million through round 2 of the Levelling Up Fund has been submitted and the outcome of that bid process is expected in November 2022. Should this be successful it is anticipated that this funding would be used to extend the works on the Bilston Market Redevelopment.

2.17 Legal implications

2.18 The procurement will be a further competition from a framework in accordance with the Public Contract Regulations 2015 and Council's Contract Procedure Rules.

2.19 Equalities implications

2.20 As part of the business case for the Towns Fund, an equality analysis has been undertaken to identify the likely impacts on certain protected groups and the actions that will be taken to address or mitigate against any negative impact identified in the assessment. This assessment is being continuously informed by ongoing consultation with individual interest groups to ensure that the design and implementation proposals provide appropriate measures to ensure accessibility for all.

2.21 All other implications

2.22 The proposals will have clear environmental benefits, providing an uplift to an area of the town which is currently of poor quality, especially at those times that the market is not open. Climate change adaptation measures have been included in the design including a canopy and trees to provide shade and an improved drainage system to accommodate more intense rainfall events.

2.23 Recommendation

2.24 Cabinet (Resources) Panel is recommended to delegate authority to the Cabinet Member for City Environment and Climate Change, in consultation with the Director of City Housing and Environment to approve the award of a contract for Bilston markets when the evaluation process is complete.

3.0 Councillor Steve Evans, Cabinet Member for City Environment and Climate Change

3.1 Delegated Authority to Award a Contract – Wednesfield Village Towns Fund Project professional services

Ref no:	CWC22135
Council Plan aim	Thriving economy in all parts of the city
Originating service	Transport Strategy
Accountable officer	Ruth Taylor, Service Lead - Placemaking (01902) 555635
Leadership Team approval	27 September 2022
Accountable Lead Cabinet Member	Cllr Steve Evans, Cabinet Member for City Environment and Climate Change (01902) 861498
Date Lead Cabinet Member briefed	30 September 2022
Procurement advisor	John Thompson, Head of Procurement (01902) 554503

3.2 Background

- 3.3 This project aims to stem the decline of Wednesfield High Street by providing environmental enhancements to the public realm, shop fronts and market. The aim is to encourage increased footfall, linked trips and increased dwell-time with improved seating areas which will increase spend per head in the locality.
- 3.4 The project also seeks to address the poor quality of the current canal side environment between Wolverhampton Interchange/city centre and Wednesfield, which is an underused asset for recreation and local transport because of the poor-quality environment. Improvements to the pedestrian and cycle environment will enhance the uptake of active modes of travel between the city centre and Wednesfield town centre, as well as encouraging visitors to Wednesfield town centre through providing improved connections between residential areas and the high street. This will ultimately improve the quality of life of all users.
- 3.5 Project budget from Towns Fund allocation is £3.3 million. The scope of the work is to deliver professional services including principal designer, Civil and structural engineer, Quantity Surveyor and all associated surveys, from RIBA stage 2 to completion.

Proposed Contract Award	
Contract duration	2 years
Contract Commencement date	November 2022
Total value	£170,000

3.6 Procurement Process

3.7 The intended procurement procedure will be a direct award from a framework via SCAPE Professionals Services for Highways using the Lot 2 Infrastructure Consultancy in accordance with Public Contract Regulations 2015. Wolverhampton Pound was considered for this requirement but due to the timescale constraints this route has been identified as the most practical.

3.8 The evaluation scoring balance will be 60% quality and 40% cost. Any amendments to the procurement procedure will be reported in an Individual Executive Decision Notice (IEDN) to the relevant Cabinet Member in consultation with the relevant Director in accordance with the delegation within this report.

3.9 The evaluation team will comprise:

Name	Job Title	Organisation (if not WCC)
Ruth Taylor	Service Lead - Placemaking	
Savreena Kaur	Project Manager	
Darowen Jones	Managing Director	Kinver Business Solutions

3.10 Evaluation of alternative options

3.11 The alternative option would be to do nothing. The do-nothing option has been discounted because it would mean that Wednesfield Village High Street would continue to decline, and the Village would not benefit from the investment of the Towns Fund grant.

3.12 Various design options have been tested within the RIBA Stage 2 report following extensive stakeholder consultation and five interventions have been chosen which now need to be detailed designed in order to progress the project to delivery.

3.13 Reason for decisions

- 3.14 The delivery of a transformed Wednesfield Village centre allows the CWC to meet some of the priorities of the Council Plan and to meet key regeneration and placemaking objectives for the village centre.

3.15 Financial Implications

- 3.16 A bid for Towns Fund resources amounting to £3.3 million was successful and provides sufficient resources to achieve the delivery of the chosen interventions.
- 3.17 Funds to cover the cost of the professional services up to RIBA stage 6 are accounted for within the approved budget.

3.18 Legal implications

- 3.19 The procurement will be a further competition from a framework in accordance with the Public Contract Regulations 2015 and Council's Contract Procedure Rules.

3.20 Equalities implications

- 3.21 As part of the business case for the Towns Fund, an equality analysis has been undertaken to identify the likely impacts on certain protected groups and the actions that will be taken to address or mitigate against any negative impact identified in the assessment. This assessment is being continuously informed by ongoing consultation with individual interest groups to ensure that the design and implementation proposals provide appropriate measures to ensure accessibility for all.

3.22 All other implications

- 3.23 The public realm placemaking project being delivered in Wednesfield more so than ever, offers a clear and targeted response to the challenges the high street will face by creating the environment for change brought about by changes in consumer and visitor behaviour to enjoy activities around events rather than high street shopping alone and more particularly walking and cycling over car borne travel as we have become to appreciate the benefits for the environment, health and climate change.

3.24 Recommendation

- 3.25 Cabinet (Resources) Panel is recommended to delegate authority to the Cabinet Member for City Environment and Climate Change, in consultation with the Director of City Housing and Environment, to approve the award of a contract for professional services for Wednesfield Towns Fund project development when the evaluation process is complete.

4.0 Finance implications

4.1 All financial implications are included within the relevant section of the report.
[EM/07102022/S]

5.0 Legal implications

5.1 All legal implications are included within the relevant section of the report.
[SZ/07102022/P] [DP/10102022/A]

6.0 Equalities implications

6.1 The relevance to equalities and progress in terms of equality analysis will vary for each proposal included in this report. Accountable officers have and will ensure that evidence is collected and used to demonstrate compliance with the Council's legal obligations under the Equality Act 2010.

7.0 All other implications

7.1 All other implications are included within the relevant section of the report.

8.0 Schedule of background papers

8.1 All background papers are included within the relevant section of the report.