



Cabinet (Resources) Panel

20 January 2015

Report title	Civic Hall Improvements – Project Management	
Decision designation	AMBER	
Cabinet member with lead responsibility	Councillor Peter Bilson Economic Regeneration and Prosperity	
Key decision	No	
In forward plan	No	
Wards affected	All	
Accountable director	Tim Johnson, Place	
Originating service	City Economy	
Accountable employee(s)	Heather Clark	Strategic Projects and Funding Manager
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Report to be/has been considered by	N/A	

Recommendation(s) for action or decision:

The Cabinet (Resources) Panel is recommended to:

Delegate authority to the Cabinet Member of Economic Regeneration and Prosperity, in consultation with the Strategic Director for Place to use the Eastern Shires Purchasing Organisation (ESPO) Framework for selecting a Project Manager for the Civic Hall refurbishment scheme.

1.0 Purpose

- 1.1 The purpose of the report is to seek permission to award a contract to manage the appointment of the Civic Hall Refurbishment Project Manager as a direct call off from the Eastern Shires Purchasing Organisation (ESPO) Framework 2664, Lot 3

2.0 Background

- 2.1 Cabinet (Resources) Panel received a report on 29 July 2014 summarising the work that has been undertaken to advance the Civic Halls improvement project. The Council secured £6.6 million through the Black Country Local Enterprise Growth Deal to support the delivery of a major refurbishment and improvement of the Civic Halls and £400,000 for seed corn funding for the Grand Theatre. Cabinet (Resources) Panel on 1 October 2014 approved a capital programme budget for the Civic Halls improvements of £10.4 million funded from external grant of £6.2 million and £4.2 million as a virement from the capital allocation for regeneration priorities.
- 2.2 The Civic Halls is the largest business in the Black Country's creative and entertainment sector, generating £4.3 million of Gross Value Added (GVA) in the local Wolverhampton economy. Alongside this the Grand Theatre supports a further £3.6 million of GVA in the wider economy. Both venues have already been independently assessed as supporting 637 jobs directly and indirectly within the wider economy. Both venues are Grade 2 listed buildings owned by the Council.

3.0 Civic Hall Improvements

- 3.1 A key condition of the funding is to spend £1.5 million during 2015/16 financial year which requires strict adherence to timescale including procuring the contractor in line with OJEU (Official Journal of the European Union) rules and requirements which takes six months.
- 3.2 A dedicated project manager is required to ensure the project is delivered in line with the funding agreement and key milestones are met. A technical team will undertake the detailed design stage anticipated to be completed by July 2015.
- 3.3 To procure a project manager the Council's procurement code and OJEU rules need to be followed. This can be achieved by using an OJEU compliant framework for the provision of project management services, and it is therefore intended to use the ESPO framework described below.

4.0 The ESPO Framework

- 4.1 The ESPO framework is a national framework agreement for the provision of property advice and property management to schools and other relevant public buildings. It has been established for use by all local authorities and public sector bodies within the UK.

- 4.2 The framework offers customers a quick, simple and competitive route to obtaining property advice and management services. It is essentially a select list of suppliers, all with a proven track record of delivering property advice and management services, from whom local authorities, schools and other eligible UK public bodies may purchase services quickly and simply.
- 4.3 The benefits of using the ESPO framework for the appointment of the Project Manager are detailed below:
- Quick and easy to use. The framework is already EU/UK compliant, the procurement has already been done.
 - It's free so there will be no charge to the Council for using this framework;
 - Pre-agreed conditions. No need to worry about what terms and conditions to use as they have already been pre-agreed under the framework and underpin all orders;
 - The framework is centrally managed and monitored by ESPO
 - Great choice as there is a total of 17 suppliers across the whole contract;
 - Suppliers listed on the framework were assessed during the procurement process for their compliance of bid, compliance with contract regulations, financial stability, insurance, equality and diversity, health and safety, environment, track record, quality assurance, business continuity management and resilience of the supply chain and social value before being awarded a place on the framework.
- 4.4 The ESPO framework therefore permits the Council to directly call off a project manager provider. The framework has a good range of providers with a track record in major complex refurbishment projects with a wider range of stakeholders, and allows the Council to tailor the scope of duties in line with the outcomes required for the Civic Hall refurbishment.

5.0 Financial implications

- 5.1 The Council secured £6.6 million of external funding towards the improvement project through the Black Country Local Enterprise Growth Deal to support the delivery of a major refurbishment and improvement of the Civic Halls, together with seed corn funding for the Grand Theatre. £4.2 million of Council funding was approved by Cabinet on 1 October 2014. The total budget for the scheme includes £200,000 for project management costs.

[MF/05012015/E]

6.0 Legal implications

- 6.1 Procurement frameworks allow direct calls offs to organisations that offer best value for money. The ESPO framework 2664 was tendered in compliance with the Public Contracts Regulations 2006 and is open to Wolverhampton City Council.

[RB/12122014/W]

7.0 Equalities implications

7.1 An equalities analysis has been completed which found that there was no evidence that the needs of certain groups would not be met. Improvements to the Civic Halls will promote equalities, as they include making the buildings more accessible to disabled people and creating a more family friendly environment. Equalities implications relating to the framework have been considered at procurement stage.

8.0 Environmental implications

8.1 Opportunities around low carbon are being explored as part of the Civic Hall improvements.

9.0 Human resources implications

9.1 The Civic Hall improvement project will help safeguard all jobs in the Council's Entertainment Service and enable the Council to move from reliance on zero hours contracts to create one of the largest intermediate labour markets in the city.

10.0 Corporate landlord implications

10.1 Corporate Landlord teams have advised the service area from the outset. This has included consideration of timescale, scope of programme and resourcing of specialist team members.

11.0 Schedule of background papers

- Cabinet (Resources) Panel) 29 July 2014 Black Country (Growth Deal - Civic Halls and Grand Theatre Improvement Programme)
- Cabinet Panel 1 October 2014 Black Country Growth Deal – Cultural Capital Programme