

Minutes of Special Policy & Finance Committee

Meeting Date: Monday, 30 November 2015 starting at 6.30pm
Present: Councillor S Hirst (Chairman)

Councillors:

S Bibby	G Mirfin
R Hargreaves	J Rogerson
T Hill	I Sayers
S Hore	D T Smith
A Knox	R J Thompson

In attendance: Chief Executive, Director of Resources, Director of Community Services, Head of Regeneration and Housing, Head of Financial Services.

Also in attendance: Councillors I Brown, P Elms, M Fenton, R Newmark and R Sherras.

448 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors J Alcock, R Elms and M Robinson.

Not in Attendance - Councillor K Hind.

449 DECLARATIONS OF INTEREST

There were no declarations of interest.

450 PUBLIC PARTICIPATION

There was no public participation.

451 EXCLUSION OF PRESS AND PUBLIC

RESOLVED: That by virtue of the next item of business being exempt information under Category 3 of Schedule 12A of the Local Government Act 1972 the press and public be excluded from the meeting.

452 CLITHEROE MARKET REDEVELOPMENT AREA

The Chief Executive submitted a report on the outcome of the process to select a preferred development partner to deliver the market area redevelopment. He reminded Members that it had taken many years to get to this point and that this was an exciting prospect and a major investment in Clitheroe town centre.

The Head of Regeneration and Housing reminded Members of the history, background and framework to this project, including that the Clitheroe Masterplan had identified the importance of the market as a catalyst for wider improvement

of the town centre with a high quality retail led mixed use development. Market testing had taken place which had brought forward further developer interest in the site and a formal procurement process had since commenced based on a marketing and development brief from the Council.

The process commenced with an Expression of Interest Stage which included a formal pre-qualification questionnaire stage. This attracted six submission at the pre-qualification questionnaire stage; four of which then moved to the next stage of Formal Invitation to Participate in Dialogue. A further two participants had then withdrawn which left the Council with two bidders in the process. A number of formal competitive dialogue meetings were held with the bidders as they prepared their submissions. Following the submission of final proposals and as a result of the detailed evaluation work, a series of further clarification questions were issued to each party and a final formal competitive dialogue meeting held to ensure the Council had all the necessary information to evaluate and score the submissions.

The two submissions had been scored using the criteria matrix which provides the framework for assessment. The matrix deals with a series of areas to assess the proposals across matters of design and sustainability, financial proposals, deliverability and programme and an assessment based on the flair, innovation, creativity and excitement potential generated by the scheme. Within the principal assessments, there were a series of factors which collated together enabled the proposal to be scored.

The submissions were designed to show a scheme that the developer proposed as its solution to deliver what the Council was seeking. The process going forward, once a scheme was chosen, would include fine tuning to reflect the evolving planning process.

The Head of Regeneration and Housing set out the main elements of each of the two bids and how they compared.

He explained the two schemes had been scored individually and collectively and further moderated by both the project team and CMT and the whole process had been carried out in accord with Official Journal of the European Union (OJEU) requirements under the competitive dialogue process. The report outlined the comparison between the key factors of the schemes against the elements viewed as the most significant components of each scheme. This included financial proposals, the market, car parking, assets, lost income and timescales.

The Head of Financial Services outlined the details of the comparison of the financial proposals from each of the two developers, with the key difference being the financial return to Ribble Valley Borough Council.

The submission made by Barnfield Construction had scored the highest and consequently the resultant recommendation reflected this. Following the Council's intention to award a contract, the OJEU requirements would mean that the Council would notify each party of this and that would trigger a statutory 10 day 'standstill' period during which bidders may challenge the intention to award.

Following the standstill period, a formal notice of the award of contract would be issued and this would lead into the negotiation period to put in place the developer agreement, which would form the basis of the contract. The outline timetable as submitted by Barnfield Construction as part of their bid was included with the report and set out the key stages to progress the development on the basis that a contract was awarded and developer agreement concluded. This would mean practical completion of phase 1 by February 2017 and practical completion of the whole scheme by April 2018.

In parallel to the negotiations on the developer contract and conclusion of the legal process, discussions would commence with existing market traders and the tenants of the market café regarding relocation and the wider development process.

Permission was given to those Members not on the Policy and Finance Committee to speak on this issue.

Members asked questions with regard to research on comparable developments the phased approach to the development, the scoring process and the likelihood of challenge, how the project would now be taken forward and the financial aspects of the scheme.

The Chairman thanked both the Officer Working Group and the Councillor Working Group for the work that had been put into this project.

RESOLVED: That Committee

1. endorse the procurement process and the outcome of the scoring analysis and agree the Council's intention to award the contract to undertake the redevelopment of the Clitheroe market area to Barnfield Construction; and
2. authorise the Chief Executive to issue the appropriate tender notification and enter into negotiations to conclude a developer agreement keeping this Committee informed as appropriate of progress.

453 MINUTES OF THE CLITHEROE MARKET REDEVELOPMENT WORKING GROUP

The minutes of the Clitheroe Market Redevelopment Working Group of 16 November 2015 were submitted for Committee's information.

The meeting closed at 7.45pm.

If you have any queries on these minutes please contact Jane Pearson (425111).