

Delegated Officer Report

Decision Maker: Emma Barton, Director of Economy

Date of Decision: 22 June 2020

Subject: Town Centre Vision: A Place That Thrives - Phase 1A

Report Author: Roger Frith – Head of Regeneration & Development

Reason for the decision: This decision is needed to provide additional resource and technical expertise with regards to developing a key component of the Town Centre Vision

Summary: Nationally, town centres have to diversify away from solely retail, to ensure they have a vibrant, sustainable and thriving future. The application of these principles has been presented to Portfolio Holders previously through the approval of the Town Centre Vision, Housing Strategy and most recently the refreshed Property Strategy. We have also tested this approach with developers and investors at MIPIM, and we are currently developing strategic investment proposals to deliver these ambitions.

The overriding strategy for the town centre vision is to deliver an intervention plan which seeks to protect key parts of town centre from inappropriate private sector development or further stagnation. The aim being part of our Oldham Model, through Inclusive Economy, Thriving Communities and Co-operative Services, but also to increase vibrancy, dwell time and enhance perceptions of the town.

Due to the confidential nature of live negotiations, commercial sensitivities and procurement, the details behind the exciting

development proposals are protected from public viewing at this time.

The main focus of this decision is to approve the procurement of additional technical resources to consider various redevelopment options and assess associated costs and risks.

What are the alternative option(s) to be considered? Please give the reason(s) for recommendation(s):

Three options have been identified in relation to this work, as follows:

Option 1 - Do nothing: The Council would not seek to secure the additional resources needed and would not look to accelerate a key component of the town centre vision.

Option 2 – Procure external technical expertise: The Council could accelerate progress by procuring external technical experts to assist with development and delivery of one of the key town centre projects to help act as a catalytic enabler to transformational change.

Consultation: including any conflict of interest declared by relevant Cabinet Member consulted.

Portfolio Holders have been briefed and approve of the recommended approach outlined below.

Recommendation(s):

Option 2 is recommended to provide additional technical expertise, as without this advice, cost and risks associated with the various development options will not be fully assessed.

Implications:

What are the financial implications?

The costs of the appointment are £96.5k, which will be a charge to the revenue budget. The expenditure will be financed from reserves held for the Council's Creating a Better Place Strategy.

(James Postle)

What are the legal implications?

Legal Services have been informed that the services of CBRE have been sourced through Bloom under a compliant framework agreement where the Council is a named contracting authority in accordance with Rule 4.1 of the Council's Contract Procedure Rules. (Elizabeth Cunningham Doyle).

What are the **procurement** implications?

The appointment of CBRE has been facilitated via a compliant route to market. The consultancy services required involve that of Cost Consultancy, Architect, Fire, M&E, and Structures in order to work up feasibility options for site developments. Full contract documentation will need to be executed including collateral warranties with all parties.

(Dan Cheetham, Procurement)

What are the **Human Resources** implications?

N/A

Equality and Diversity Impact Assessment attached or not required because (please give reason)

N/A

What are the **property** implications

There are no property implications directly associated with this decision to appoint technical professionals. Any associated property implications from the development work will be reported to Portfolio Holders and Cabinet at the appropriate time.

(Peter Wood, Corporate Landlord and Estates)

Risks:

There are no risks associated with this decision to appoint technical professionals. Any associated risks emerging from the development work will be reported to Portfolio Holders and Cabinet at the appropriate time.

Co-operative agenda

NA – the report is only seeking funding for external technical support at this stage.

Has the relevant Legal Officer confirmed that the recommendations within this report are lawful and comply with the Council's Constitution?

Yes

Has the relevant Finance Officer confirmed that any expenditure referred to within this report is consistent with the Council's budget?

Yes

Are any of the recommendations within this report contrary to the Policy Framework of the Council?

No

There are no background papers for this report

Report Author Sign-off:	
Roger Frith	Head of Regeneration
Date: 03 July 2020	



Signed :

Date: 14 July 2020

Emma Barton, Director of Economy