

POLICY AND RESOURCES COMMITTEE

25th January 2021

Present: Councillor Louis Stephen in the Chair

Councillors Agar, Bayliss (Vice-Chairman), Berry, Geraghty, Gregson (Vice-Chairman), Hodges, Mrs L. Hodgson, Mackay, Mitchell, Riaz, Squires and Stanley

Officers: David Blake, Managing Director
Shane Flynn, Corporate Director – Finance and Resources
Lloyd Griffiths, Corporate Director – Homes and Communities
Kevin Moore, Head of Property and Asset Management
Sian Stroud, Deputy Director – Governance
David Sutton, Deputy Director – Corporate Policy and Strategy

101 Appointment of Substitutes

None.

102 Declarations of Interest

The following declarations of interest were made:

Councillors Geraghty, Mrs L. Hodgson and Mackay – Town Investment Plan (Minute 105) – As Members of Worcestershire County Council.

With reference to the item regarding the Sansome Walk Swimming Pool Site, the Monitoring Officer advised that members of this Committee who are also members of the Planning Committee are able to speak and vote. The planning application will be a separate matter and should be determined on its merits.

103 Public Representations

None.

104 Minutes

RESOLVED: That the minutes of the meeting held on 15th December 2020 to be approved as a correct record and signed by the Chairman.

105 Town Investment Plan

The Committee considered a report on the bid for resources under the Towns Fund. The Managing Director presented the report and explained the background to the application.

In summary, the broad areas which the Towns Fund covers are urban regeneration, planning and land use; skills and enterprise infrastructure; and connectivity.

The report explained the role of the Town Deal Board and its work in producing the Town Investment Plan, including agreement to the Vision and Priorities for Worcester; developing the project selection process; supporting consultation and engagement, and drafting the Town Investment Plan document and appendices. The work undertaken the consultants appointed by the Council to support the preparation of the bid was also highlighted.

The overall bid for Towns Fund resources amounts to £27.9m to be matched with £28m of funding from other public funders including the City Council, the County Council, the University of Worcester and the private sector. In total the bid, if fully approved and implemented, will result in £56m of investment into Worcester.

Full details of the Vision and Priorities, Projects and engagement process were set out in the full Town Investment Plan and its appendices. These documents had been published with the agenda.

The Committee were recommended to approve the Worcester Town Investment Plan for formal submission to Government. The Plan would then be considered by Government advisors, civil servants and Ministers. It was anticipated that Government will respond by the end of March 2021.

In the ensuing discussion, Committee Members expressed strong support for the Plan. It was felt that the proposals were ambitious, focussed on key priorities for Worcester, well presented and clearly explained. It was highlighted that the proposed level of investment, was substantial and would have a significant positive impact in shaping the city. The proposals supported the full range of themes of the City Plan, the City Centre Masterplan and the Environmental Sustainability Strategy.

Upon being put to the vote, it was unanimously agreed and

RESOLVED: That the Committee:

- 1. approve the Town Investment Plan for submission to Government; and**
- 2. delegate to the Director of Place in conjunction with the Chair and Vice Chairs of this Committee authority to make minor changes to the document and appendices prior to submission on the 29 January 2021.**

106 Sansome Walk Former Swimming Pool Site: Appointment of Residential Developer

The Committee considered a report on the outcome of the procurement process to select a residential developer for the Sansome Walk former swimming pool site and the recommended course of action to ensure the site is remediated to the correct standard once the demolition phase has been completed. The Deputy Director – Governance presented the report and summarised the main points.

The report explained that, following a successful procurement process which concluded in October 2020, the Council had appointed DSM Demolition Limited as the demolition contractor with a tendered fixed price for these works in the sum of £1,395,666. The contractor was also required to tender a price for the remediation works to the site.

Overall it was apparent to the Council's evaluation team that the optimum scenario was for the Council to let the remediation works contract using its appointed contractor DSM Demolition Limited, which has through its own tender process demonstrated to the Council that it has the credentials and experience to undertake these works. Based on the information known to date, the recommended project budget for remediation works was in the region of £650k allowing for contingencies.

The residential development procurement procedure was also explained. Six bidders submitted expressions of interest and were shortlisted down to four which were invited to submit detailed tenders. A summary of all four final tenders is set out in the attached confidential appendix, together with details of the top-scoring bidder's proposed scheme. The preferred option was to appoint the top-scoring bidder, identified in the confidential appendix, to deliver the residential scheme which they have tendered for.

The Committee resolved to exclude the press and public from the meeting to consider the confidential appendix. The meeting then resumed in public whereupon Committee Members expressed support for the proposed way forward, as set out in the report.

RESOLVED: That the Committee agree:

- 1. to note the outcome of the procurement process for a residential developer for the former Sansome Walk Swimming Pool site and agrees to award the development agreement to the bidder identified in the confidential appendix to this report;**
- 2. that the Council will let the remediation works contract using its appointed demolition and remediation contractor DSM Demolition Limited;**
- 3. to delegate authority to the Director of Place, Director of Finance and Resources and Deputy Director - Governance to negotiate and enter into the above contracts; and**
- 4. to recommend to Council that the capital programme is revised in the sum of £454k to allow for the cost of the remediation works.**

107 Any Other Business

None.

108 Item Involving the Disclosure of Exempt Information

RESOLVED: That under Section 100A(4) of the Local Government Act 1972, the press and public be excluded from the meeting for the following item of business on the grounds that it involves the likely disclosure of information as defined in Schedule 12A of the said Act.

109 Sansome Walk Former Swimming Pool Site: Appointment of Residential Developer

The Committee noted the information set out in this confidential appendix which supported the public report on the agenda. The appendix explained the tenders received for the site and gave a summary of the top-scoring bid. The appendix was not for publication as it contains commercially sensitive information.

Duration of the meeting: 7.00p.m. – 8.12p.m.

Chair at the meeting on
9th February 2021