

# Report to Cabinet

**10 February 2021**

<b>Subject:</b>	Brandhall Golf Course – Authority to Appoint Master Planning consultants
<b>Cabinet Member:</b>	Councillor Danny Milard Cabinet Member for Inclusive Economic Growth
<b>Director:</b>	Interim Director Regeneration and Growth, Tammy Stokes
<b>Contact Officer:</b>	Regeneration Manager, Jenna Langford, <a href="mailto:jenna_langford@sandwell.gov.uk">jenna_langford@sandwell.gov.uk</a>

## 1 Recommendations

- 1.1 That the Interim Director of Regeneration and Growth, in consultation with the Cabinet Member for Inclusive Economic Growth, be given delegated authority to award a contract up to the value of £0.380m (from the Housing Revenue Account and the Land Regeneration Fund) to appoint consultants to undertake a Master Planning exercise; necessary surveys; enabling works; and submit a planning application for the redevelopment of Brandhall Golf Course.
- 1.2 In connection with (1.1) above, the s.151 officer be given delegated authority to allocate a total £0.380m from existing resources as outlined in the resource implications (6).
- 1.3 Subject to (1.1) and (1.2) above, the Director – Law and Governance and Monitoring Officer enter into or execute under seal the contract and any ancillary documentation in relation to the award of the contract for the Master Planning exercise; necessary surveys; enabling works; and submission of a planning application for the redevelopment of Brandhall Golf Course. Terms and conditions to be agreed by the Interim Director of Regeneration and Growth.
- 1.4 That an exemption be authorised to rule 8.7 of the Procurement and Contract Procedure Rules (PCPR) 2018-2019 and that delegated









authority be given to the Interim Director of Regeneration and Growth, in consultation with the Cabinet Member for Inclusive Economic Growth , to direct award contracts to the successful contractor where any additional resources to facilitate any unforeseen services may arise from the necessary surveys initially undertaken as outlined in the resource implications (6) up to the value of £0.076m from the Housing Revenue Account.

## 2 Reasons for Recommendations

- 2.1 The purpose of these recommendations is to seek authority to award a contract to appoint consultants to undertake the master planning work, including necessary surveys; enabling works and the submission of a planning application, for the redevelopment of Brandhall Golf Course.
- 2.2 The necessity for a co-ordinated and visionary approach to master planning the development of the former Brandhall Golf Course has been established and approved to enable an exemplar development to be achieved.
- 2.3 Tendering for the master planning and planning permission enabling work is underway in accordance with best practice and ultimately to proceed towards the start of development at the earliest opportunity.
- 2.4 Authorising the appointment of consultants to undertake the master planning commission is required to meet the timetable for the submission of a planning application.
- 2.5 The consultants have tendered to undertake a master plan including a phase 1 ecology survey. The requirements of a phase 2 ecology survey or any additional surveys will be unknown until the findings of the phase 1 ecology survey have been concluded and the masterplan design progressed. Therefore, recommendation 1.4 delegates authority to senior officers to direct award to the successful consultant additional works up to the value of £0.076m.



### 3. How does this deliver objectives of the Corporate Plan?

	<p>Best start in life for children and young people</p> <p>Land will be set aside of a suitable size and optimal location for a new primary school to ensure the transition from the early years to school is easier for local residents.</p>
	<p>People live well and age well</p> <p>The master plan tender brief requires applicants to incorporate high quality open space at the centre of the community to promote healthy physical and mental wellbeing.</p>
	<p>Strong resilient communities</p> <p>The preferred option within the masterplan will take into account the views of local people through ensuring it is co-developed with all stakeholders.</p>
	<p>Quality homes in thriving neighbourhoods</p> <p>Brandhall Urban Village will provide over 500 high quality, energy efficient and aspirational dwellings regardless of tenure.</p>
	<p>A strong and inclusive economy</p> <p>The procurement of a master plan for Brandhall Urban Village will have positive impacts on the local community and economy as it will be the catalyst to unlock further prosperity in Oldbury. Brandhall Urban Village will be one of the largest and most exciting regeneration schemes in Sandwell and its size, profile and prominence provides enormous opportunities to benefit the people and economy of Sandwell.</p>
	<p>A connected and accessible Sandwell</p> <p>The successful consultant is required to produce a transport assessment and travel plan which will consider the cycling and walking strategy. This will ensure sustainable travel and ease of movement will guide design principles.</p>



## 4. Context and Key Issues

- 4.1 On the 27 May 2020 Cabinet resolved to authorise the Executive Director – Neighbourhoods, in consultation with the Interim Director of Regeneration & Growth, to develop a master plan for the future use of the Brandhall Golf Course and Club House site to be submitted to Cabinet in due course.
- 4.2 Since then a detailed brief has been developed which is now out to tender.
- 4.3 The master plan is being tendered to suitably qualified and experienced external consultants through the Homes England Multidisciplinary Technical Services Framework Agreement. This Framework Agreement has been established in accordance with the Public Contract Regulations 2015 and therefore meets all legislative requirements.
- 4.4 The master plan will deliver a detailed site appraisal and suggested layouts including a preferred option. It will provide a detailed cost assessment of the preferred option and recommendations on delivery, so that this can be reported back for consideration.
- 4.5 The master plan will ensure that the preferred option is deliverable as detailed technical assessments, necessary surveys and enabling works will also be commissioned as part of the exercise. These include a flood risk assessment, an ecology assessment and a transport assessment amongst others. These are also required as enabling documentation for the submission of a planning application.
- 4.6 The procurement process is currently being undertaken in accordance with the Procurement Contract Regulations 2015 and the Council's Procurement and Contract Procedure Rules, using the Homes England Multidisciplinary Technical Services Framework Agreement. The tender process involves 3 stages:

Stage 1 - Expressions of Interest – expressions of interest were sought from 20 eligible consultancies. 13 responses were received.

Stage 2 - Sifting Process – A Sifting Brief was sent to the 13 consultancies. The evaluation of the sifting brief was a quality-based assessment taking account of experience, environment,



community engagement and service delivery. The top 5 scoring consultancies were invited to submit a tender.

Stage 3 - Invitation to Tender (ITT) – The ITT was sent to 5 consultancies on Friday 11<sup>th</sup> December. Closing date for receipt of tenders is Friday 15 January 2021. Tenders will then go through a process of evaluation and scoring.

- 4.7 Tender returns will be evaluated in accordance with the published award criteria of 40% Price and 60% Quality. Social Value accounts for 10% of the Quality score.
- 4.8 It is anticipated that the contract, after a statutory 10-day standstill period, will be awarded around 3 March 2021.

## 5 Alternative Options

- 5.1 Delays in the appointment of consultants to undertake the necessary survey work as part of the enabling documentation required by the local planning authority, could result in some of this work being unable to be completed in 2021. Specifically, the ecological surveys must be undertaken during the Spring and Summer. Should this window of opportunity be missed, these surveys will have to be completed the following year, 2022, thus delaying the submission of the planning application by up to one year.

## 6 Implications

<b>Resources:</b>	<p>The costs of master planning work; enabling assessments and survey works for planning permission and the submission of a planning application have been estimated to be £0.380m.</p> <p>Funding has been secured from existing resources: Land Regeneration Fund (LRF) - £0.250m Housing Revenue Account (HRA) - £0.130m</p> <p>Budgetary parameters are included within the Invitation to Tender documentation and will form part of the tender submission and assessment process.</p>
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	In undertaking the initial necessary surveys there is a risk that additional survey work will be required in order to inform a planning application. The extent of those additional surveys cannot be identified until the initial necessary surveys are complete. Funding for any additional work identified will be taken from the HRA fund up to the value of £0.076m.
<b>Legal and Governance:</b>	There are no additional Legal and Governance considerations, other than those set out within the body of the report.
<b>Risk:</b>	N/A
<b>Equality:</b>	An Equality Impact Assessment has been carried out as part of the 27 May 2020 Cabinet Report.
<b>Health and Wellbeing:</b>	N/A
<b>Social Value</b>	Social value accounts for 10% of the 'quality' score in each tender.

## 7. Appendices

None.

## 8. Background Papers

None.

