

DECISION NOTICE

Notice is given that the following decision has been taken under the Provisions set out in the Council's Constitution

Decision maker:

Date: 26 November 2015

Decision in the matter of: Royal Arcade Redevelopment Scheme: Mechanism for Procurement of a Development Partner

Decision: That approval be given for Officers to proceed in procuring a development partner through a competitive dialogue procurement approach.

Background: In April 2015 the Cabinet approved the acquisition of the Royal Arcade site in Crewe town centre, following which the Council commenced the first stages of its delivery plan for the site's redevelopment. It has been in dialogue with a number of interested parties in relation to the future of the site, including existing occupiers of the properties, developers, the owners of other sites/properties and other key stakeholders.

The Council undertook an evaluation of the different options for delivery of a redevelopment scheme on this site through internal discussions with Council officers and its external advisers, Cushman & Wakefield (formerly known as DTZ) and took account of delivery timescales, financial implications, deliverability issues and risks. Following this evaluation and an analysis of the responses from developers, the preferred option recommended to, and agreed by Cabinet on 29 September 2015, was to select and appoint a development partner through a procurement process.

Under this option, the Council would select and appoint a commercial development partner to deliver a leisure-led, mixed-use redevelopment scheme with the developer carrying the development risk. The Council would need to undertake a compliant procurement process pursuant to the Public Contracts Regulations 2015. Through the informal dialogue with developers to date this has emerged as the preferred option for most as they would seek for the Council to be engaged throughout this process as a partner, sharing ownership and refining the scheme.

The likely timetable for delivery would be dependent on the process undertaken, but a developer could be appointed within 6-9 months if an open or restricted procurement process is undertaken, or up to 12 months if a competitive dialogue undertaken. Provided the procedure is implemented correctly and, in particular, that the Council's requirements are clearly articulated at the outset, this option carries a low risk of a successful challenge which could derail the process.

The report put forward the alternative options and recommended that approval be given to a competitive dialogue procurement approach.

Background Documents:

Royal Arcade Redevelopment - report (final)

Approved:

Date:

Advising Officer: