

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Cabinet Member for Regeneration and Assets** held on Thursday, 26th November, 2015 at R1 & R2 - Westfields, Middlewich Road, Sandbach, CW11 1HZ

PRESENT

Councillor D Stockton

Councillors in attendance:

Councillors I Faseyi and B Roberts

Officers in attendance:

Jez Goodman – Crewe Regeneration Programme Manager

Karen Tierney – Regeneration and Major Projects Manager

Andrew Round – Director of Growth and Regeneration

Jayne McLaughlin – Legal Services Corporate Projects Manager

Julie Zientek – Democratic Services Officer

36 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor T Dean.

37 DECLARATIONS OF INTEREST

Councillor I Faseyi declared an interest as the site was located in her local Ward;
Councillor B Roberts declared an interest as he was a Local Ward Member in Crewe.

38 PUBLIC SPEAKING TIME/OPEN SESSION

No members of the public were present.

39 ROYAL ARCADE REDEVELOPMENT SCHEME: MECHANISM FOR PROCUREMENT OF A DEVELOPMENT PARTNER

It was reported that 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 had 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 Cabinet, at its meeting on 29 September 2015, agreed to select and appoint a development partner through a procurement process.

The Council undertook a compliant procurement process pursuant to the Public Contracts Regulations 2015 and through informal dialogue with developers 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.

It was noted that 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 was 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.

RESOLVED

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

The meeting commenced at 12.30 pm and concluded at 12.45 pm