

WEST LINDSEY DISTRICT COUNCIL

MINUTES of the Meeting of the Concurrent Meeting of the Prosperous Communities and Corporate Policy and Resources Committees held in the Council Chamber - The Guildhall, Marshall's Yard, Gainsborough, DN21 2NA on 6 February 2018 commencing at 6.30 pm.

Present: Councillor Jeff Summers (Chairman)
Councillor Mrs Sheila Bibb (Vice-Chairman)

Councillor Owen Bierley
Councillor Matthew Boles
Councillor David Cotton
Councillor Christopher Darcel
Councillor Michael Devine
Councillor Steve England
Councillor Ian Fleetwood
Councillor Giles McNeill
Councillor John McNeill
Councillor Mrs Pat Mewis
Councillor Mrs Maureen Palmer
Councillor Tom Regis
Councillor Trevor Young

In Attendance:
Ian Knowles Executive Director of Resources and S151 Officer
Eve Fawcett-Moralee Executive Director of Economic and Commercial Growth
Alan Robinson Strategic Lead Governance and People/Monitoring Officer
Jo Walker Growth & Regeneration Manager
Katie Coughlan Senior Democratic & Civic Officer
James Welbourn Democratic and Civic Officer

Apologies: Councillor Mrs Gillian Bardsley
Councillor Paul Howitt-Cowan
Councillor Stuart Kinch

Membership: Councillor Tom Regis substituting for Councillor Gillian Bardsley (Member of the Prosperous Communities Committee)
Councillor Ian Fleetwood substituting for Councillor Paul Howitt-Cowan (Member of the Prosperous Communities Committee)
Councillor Giles McNeill substituting for Councillor Stuart Kinch (Member of the Corporate Policy and Resources Committee)

1 CHAIRMAN'S WELCOME

The Chairman welcomed all those present to the first concurrent meeting of the Prosperous Communities Committee and Corporate Policy and Resources Committee. It was noted that due to a technical issue with the wi-fi network the meeting would need to be adjourned to allow Officers time to rectify the problem.

The Meeting resumed at 6.35pm

2 MEMBERS' DECLARATIONS OF INTEREST

There were no declarations of interest made at this stage.

3 EXCLUSION OF PUBLIC AND PRESS

RESOLVED that under Section 100 (A)(4) of the Local Government Act 1972, the public and press be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in paragraph 3 of Part 1 of Schedule 12A of the Act.

4 PROCEDURE

In light that the Committees were running in a concurrent format for the evening, the Chairman briefly summarised the procedure which had been adopted and which was attached to the agenda, making particular reference to the way in which votes would be cast.

RESOLVED that the procedure be noted.

5 PROCUREMENT OF A DEVELOPMENT PARTNER FOR WEST LINDSEY DISTRICT COUNCIL: -FINAL TENDER

West Lindsey District Council had committed to an ambitious programme of housing growth and town centre regeneration in Gainsborough. Securing a strategic development partner was integral to the success of the programme and the delivery of the vision for Gainsborough and the wider District.

In October 2016, Members had approved the Contract Notice (OJEU Notice) and the Memorandum of Information that set out the scope of the procurement for the Development Partner.

Members had also approved the Selection Questionnaire (SQ) and related evaluation criteria to enable the Council to shortlist bidders for the Invite to Submit Outline Proposals (ISOP) stage.

On 28 February 2017, Members acknowledged the results of the SQ evaluation and the proposed short-list of four Participants to invite to ISOP stage. Members also approved the ISOP documents for publication.

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On 8 May, the Council received two compliant ISOP submissions and on 11 July 2017, Members received a presentation from Officers which outlined the ISOP submissions received from both Participants, provided details of the evaluation process, and the financial implications of the schemes.

Members authorised Officers to progress with the next stage of the procurement process and approved the Council's requirement, articulated within its Invite to Submit Detailed Solutions (ISDS) document.

Members were advised that the third stage of the process (ISDS) has now been completed. This had involved structured dialogue with the remaining Participants in order to identify solutions capable of meeting the Council's requirement.

Officers had continued to update Members on the progress and outcome of dialogue meetings at briefing sessions in August, September and October 2017. Participants had presented their proposals to Members, Officers and Representatives on 23rd November 2017.

Members were advised that Officers have now undertaken a formal evaluation of the proposals received at ISDS. The results of the evaluation were outlined within the report, together with the proposed brief for the Final Tender stage and the next steps.

In order to aid Members' understanding of the process to date, and details of the bids which had been received, the Team Manager for Projects and Growth made a presentation to Members.

During the presentation, Members were provided with information relating to the following: -

- The key elements of each submission in terms of the land uses, density and the financial solutions
- The key outputs and features of each submission, with a number of illustrations in support.
- The delivery strategies proposed by each submission and the financial impact to the Council in terms of both cash and assets.
- Details of how the bids had been evaluated with respect to the pre-disclosed evaluation criteria.
- The elements of each bid where further clarification would be required
- The potential risks to the Council each submission to date posed.
- The next stages of the process and the outline timeline, should the recommendations included within the report be accepted.

Officers finally took the opportunity to update the Committee, in respect of the sites which had been identified for potential Phase 1 Development.

Debate ensued and Members asked a number of pertinent questions and sought assurance

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on a number of matters. In response Officers confirmed that the requirements to enhance key green spaces, as opposed to develop them, and the need for any leisure development to complement the existing offer had been stressed in the ISDS documentation and would continue to be. Officers indicated that those concerns regarding the nature of the development on some of the proposed sites was a shared concern, but also highlighted how such proposals could be managed. All of these factors would be taken into consideration in the final evaluation.

Officers confirmed the original brief issued stemmed from previous master planning exercises which had had direct input from the public.

In response to Members comments, the legal position in terms of one of the sites was clarified, as per the findings of a 2013 Audit.

It was also stressed that each and every scheme would be subject to its own viability test and business case. The nature of the partnership agreement would also allow for additional schemes to be included going forward.

Officers confirmed that Members sitting on the Committee, who also served on the Planning Committee would not have a conflict of interest in any future planning applications.

It was proposed and seconded that the following minor amendments be made to recommendation 1 for the Prosperous Communities Committee, namely: -

- The word “by” be replaced with “from”; and
- The word “previously” be amended to read “previous”

Having being moved and seconded the Prosperous Communities Committee’s recommendations as amended above were put to the vote.

Following an alphabetical roll call, with a total of 10 votes cast in favour and 1 abstention it was

RESOLVED that the proposals received from both Participants at ISDS stage, to deliver a major regeneration scheme for Gainsborough town centre be noted and it be agreed that both schemes are capable of meeting the Council’s regeneration needs and are in accordance with the Council’s previous brief.

The recommendations for the Corporate Policy and Resources Committee were then moved, seconded and put to the vote.

Again following an alphabetical roll call, with a total of 11 votes cast in favour and 1 abstention it was **RESOLVED** that:-

- (a) the proposed Final Tender document appended to the report, which constitutes the Council’s final brief for the regeneration scheme be approved;

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- (b) the financial implications associated with the regeneration scheme, subject to final testing through the Final Tender stage of the procurement process, be approved; and

- (c) delegated authority be granted to the Director of Resources, in consultation with the Chairs of Prosperous Communities and Corporate Policy and Resources Committees, to agree any final changes (in line with the key development and funding principles) to the Final Tender document.

The meeting concluded at 7.40 pm.

Chairman