
REPORT TO:	Environmental and Development Services Committee	AGENDA ITEM: //
DATE OF MEETING:	29th January 2003	CATEGORY: DELEGATED
REPORT FROM:	Deputy Chief Executive	OPEN PARAGRAPH NO:
MEMBERS' CONTACT POINT:	Marilyn Hallard, Design and Conservation Officer, x5747	DOC:
SUBJECT:	Swadlincote Town Centre Study and Masterplan	REF: 13.3.10.1
WARD(S) AFFECTED:	Swadlincote	TERMS OF REFERENCE: DS3

1.0 Recommendation

- 1.1 That architects Race Cottam and Associates and their team be commissioned by Wm. Morrison Supermarkets plc to carry out the Swadlincote Town Centre Study and Masterplan to the value of £90,000.
- 1.2 That the Council allocate £4,800 to cover the cost of the land survey in the event that the terms of the Section 106 Agreement are not triggered.
- 1.3 That the Design and Conservation Officer should act as the Council's Project Manager to oversee the production of the Swadlincote Town Centre Study and Masterplan.

2.0 Purpose of Report

- 2.1 To consider the method of procurement of professional services for the production of the Swadlincote Town Centre Study and Masterplan, the allocation of funding for works carried out 'at risk' and the appointment of an in house project manager.

3.0 Executive summary

- 3.1 As part of the Section 106 Agreement attached to their planning consent for a food store Wm. Morrisons Supermarkets plc have offered the services of their architects Race Cottam Associates to undertake a Swadlincote Town Centre Study and Masterplan to the value of £90,000.
- 3.2 Council standing orders normally require contracts in excess of £25,000 to be the subject of competitive tender.

- 3.3 Costings have been provided by the architects linked to a comprehensive and detailed brief. These have been checked and are considered to represent good value for money.
- 3.4 There are financial and design advantages to Race Cottam Associates and their well qualified team undertaking the work and it is proposed therefore that Morrisons offer be accepted.

4.0 Detail

- 4.1 The planning application from Wm. Morrison Supermarkets plc for a food store approved by Development Control Committee on 18th November 2003 is subject to a legally binding Section 106 Agreement. This commits Morrisons to various obligations relating to the development including the production of a Town Centre Study and Masterplan (TCSM). The Section 106 Agreement has yet to be signed but it is hoped that it will be (and the planning consent issued) by the time of the meeting.
- 4.2 The Agreement requires Morrisons to provide the TCSM at a value of up to £90,000 in accordance with a brief derived from the approved Swadlincote Town Centre Vision and Strategy. The brief which is appended at Annexe A has already been drawn up, has been agreed between the parties and will form part of the Section 106 Agreement.
- 4.3 The scope of the TSCM is as follows:

The study will consider the design and feasibility of specific projects identified in the Swadlincote Vision and Strategy 2001 including re-paving, de-cluttering the streets, improving the Delph and improving the approaches and gateways taking into consideration such issues as pedestrian/vehicle priorities, disabled access and enhancement of the conservation area.

The masterplan will contain detailed proposals for the re-paving of the town centre and environmental enhancements elsewhere such as at gateways or on the periphery of the town centre and sketch ideas for sites where there are development opportunities.

- 4.4 The brief for the TCSM was put together by District and County Council Officers in consultation with Wm. Morrison's architect and his urban designer. During meetings the external professional advisors demonstrated a good understanding of the issues and conservation ethic and an ability to establish an open and co-operative working relationship with the Council.
- 4.5 The content of the brief was costed by Morrison's architects Race Cottam Associates at just under £67,000 in August 2003. Morrisons

have confirmed that they are happy to provide the remaining £23,000 as a contingency to cover the cost of inflation and the addition of professional services that may be considered necessary as the process develops. This will assist with unforeseen costs including any related to issues which may arise as a result of the planned public consultation exercise that will be managed by the local plans team.

- 4.6 The costings are based on using a multi-disciplined team of professionals put together and co-ordinated by Race Cottam as detailed below. The majority of the work will be carried out by Architects Race Cottam Associates Ltd. and Landscape Architects, Brown Associates, steered by Council's Design and Conservation Officer and the County Council Conservation Team's Urban Designer.
- 4.7 The Council has limited experience in Urban Design and does not employ an Urban Designer. The assistance of the County Council's Urban Designer as part of the design team will assist in maintaining quality control and a focus on conservation principles and this will help the Council to maximise external funding opportunities for later implementation.
- 4.8 Race Cottam Associates and Brown Associates are large professional practices well experienced in urban development projects. Browns Associates are known to the County Council's Urban Designer and have a good track record in urban design projects including award (RIBA and URBIS) winning schemes for Biggleswade Town Centre (Mid Bedfordshire), St Neots Town Centre (Huntingdon), Huntingdon Town Centre and St Ives Town Centre (Cornwall). They have also designed schemes and carried out feasibility studies for Leicester City Council, Lincoln City Council, North Lincolnshire District Council, Sheffield City Council and the University of Sheffield.
- 4.9 It is proposed that the professional team should comprise the following:
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|---------------------------|---|--------------------------------|
| Architect and Team Leader | - | Race Cottam Associates Limited |
| Landscape Architect | - | Brown Associates |
| Land Surveyor | - | UK Mining Limited |
| Stats Research | - | Preston Lee Chambers |
| Quantity Surveyor | - | Rex Proctors & Partners |
| Highway Engineer | - | Bryan G Hall |
| SDDC Project Manager | - | Marilyn Hallard |
| DCC urban Designer | - | Adam Lathbury |

4.10 The estimated cost of the professional Services are as follows:

Race Cottam Associates	£16 580.00
Brown Associates	£33 750.00
Bryan G Hall	£4 170.00
Mining Surveys (UK) Limited	£4 800.00
Rex Procter & Partners	£4 000.00
Preston Lee Chambers	£3 500.00
Design Team combined fee:	£66,800.00
(prices assume completion of work within 2004)	

Contingency Sums:

1 Change of scope of work by Council	-	£12 000.00
2 Provision for inflation and loss of subconsultant prices by delay in excess of 12 months beyond Dec 2004	-	£11 200.00

Contingency Sums Total	£23,200
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Total excluding VAT **£90,000**

Should it be possible to complete the TCSM by Dec 2004 the full £23,200 would be available to cover additional professional services.

4.11 These rates have been checked by the Council's Quantity Surveyor and he considers the figures to be reasonable, reflect normal rates for this type of work and represent good value for money.

4.12 Race Cottam Associates have designed the proposed Morrisons development and the Council will have an ongoing working relationship with them as the scheme is implemented. There are still detailed matters of design to be approved under the terms of the planning consent including external paving and boundary walls. It is the intention that the development should be designed so that it is assimilated comfortably and harmoniously with the special character of Swadlincote Conservation Area. Use of the same architects in both the design of the supermarket site and the town centre environmental improvements will help to achieve this.

4.13 All the professional services are subject to 17.5% VAT. Wm Morrisons Supermarkets plc are registered for VAT purposes and can reclaim the VAT on services such as these. This increases the value of the contribution by 17.5%, some £15,750.

4.14 The production of the study is triggered by the commencement of development under the terms of the Section 106 Agreement. Before

Morrisons can start work they have first to obtain a road closure for Coppice Side and Hepworths have to vacate the site. The earliest date by which this could happen is July 2004 and thus the study is unlikely to commence before this point. It is possible that it could be delayed much further if there are any complications in obtaining the road closure or vacating the site. Thus the impact of inflation on cost could be significant. See 4.10 above.

- 4.15 A very competitive price has been obtained for the land survey and in the opinion of the architect this could increase substantially if commissioning is delayed until after July 2004. They have advised therefore that it be commissioned now 'at risk' and have asked whether SDDC would be willing to underwrite the £4,800 in the event of the Section 106 Agreement not being triggered. Morrisons Supermarkets plc have invested a lot of time and effort into this proposal and the risk of the supermarket not going ahead is considered to be low. In the unlikely event that it didn't the need to re-vamp the town centre would still exist and it would be desirable for other sources of funding to be investigated to continue with the study. The survey would provide useful base data for any future environmental improvements in the affected area whether large or small scale. The modest cost of the survey would be a worthwhile investment whatever the outcome but would help to maximise the available £90,000 if all goes to plan. The survey would be commissioned and paid for by the architect now and reimbursed later either by Morrisons or, if the recommendation is approved, by the Council.
- 4.16 It is proposed that Race Cottam Associates co-ordinate the work of the professional team as a whole but they have asked the Council to appoint a Project Manager so that the chain of command is clear.
- 4.17 In order to ensure that the Council can monitor delivery and quality the TCSM brief requires that no payments be made by Morrisons without the prior approval of South Derbyshire District Council. The co-ordinating architect must provide a monthly progress report and South Derbyshire District Council will provide Morrison's with a monthly assessment of progress and quality.

5.0 Financial Implications

- 5.1 The Council will not incur any costs in respect of the Study subject to 5.2 below. Under the terms of the Section 106 Agreement Morrison's Supermarkets plc have also agreed to provide £100,000 for environmental improvements of a suitable scale considered desirable following the study. A capital expenditure growth item of £100,000 match funding has been put forward and external sources of further match funding are being investigated to enable the scope of the environmental improvements to be maximised.

- 5.2 Should the Council agree to underwrite the cost of the land survey in the unlikely event of the supermarket development not going ahead an allocation of £4,800 would need to be made. No prior budgetary provision has been made for this.

6.0 Community Implications

- 6.1 Regeneration of the town centre bolsters the local economy, helps local businesses to thrive and increases choice for Swadlincote visitors and shoppers. Investment in the public domain creates confidence and will signal the fact that regeneration is continuing. The study will assist the implementation of sustainable environmental improvements that will build on the success of the Swadlincote Heritage Economic Regeneration Scheme and exploit the heritage assets of the town. This will promote tourism and improve environmental quality for all.

7.0 Background Papers

- 7.1 Swadlincote Town Centre Improvements. File Ref 13.3.10.1