

<b>SUBJECT:</b>	<i>Exemption to Contracts Procedure Rules – Instructing Viability Consultants.</i>
<b>REPORT OF:</b>	<i>Councillor Read – Portfolio Holder for Planning and Economic Development</i>
<b>RESPONSIBLE OFFICER</b>	<i>Steve Bambrick</i>
<b>REPORT AUTHOR</b>	<i>Head of Planning and Economic Development – Mark Jaggard Tel: 01895 837208 mark.jaggard@chilternandsouthbucks.gov.uk</i>
<b>WARD/S AFFECTED</b>	<i>Beaconsfield</i>

**1. Purpose of Report**

- 1.1 To report to Cabinet that an exemption to the Contracts Procedure Rules has been granted by Management Team.

**RECOMMENDATION**

That Cabinet note that Management Team has agreed an Exemption to the Contracts Procedure Rules, to permit JLL to be instructed to advise the Council on the viability assessment submitted by the applicant relating to the proposed redevelopment at Wilton Park, Beaconsfield, HP9 2RL.

**2. Reasons for Recommendation**

In order to comply with the Contracts Procedure Rules exemptions authorised by Management Team must be reported to the next appropriate Cabinet Meeting.

**3. Content of report.**

- 3.1 The CDC / SBDC Contracts Procedure Rules set out the approach to dealing with all aspects of Procurement. They state at A6 that:

*The Councils must comply with these Contracts Procedure rules at all times. However there are sometimes valid reasons why an exemption from one or more elements of these rules is required.*

*All exemptions must be formally approved by Management Team, and shall be reported to the next appropriate Cabinet meeting.*

- 3.2 An Outline Planning Application (reference 17/01763/OUT) has been submitted to the Council for the redevelopment of the Wilton Park site comprising 304 residential properties (Class C3); employment and community uses including new ATC facility (Classes A1, A3, B1, B2, D1 & D2); formal and informal public open space, including local park and sports pitches with changing facilities; new access road from A40 Pyebush Roundabout to form southern part of Beaconsfield Relief Road; network of footpaths and cycleways including alterations to Minerva Way; car parking; on-site access roads and landscaping works.

- 3.3 The applicant for Wilton Park site (Inland Homes) has just submitted new viability evidence and it is important that the applicant's financial viability appraisal (FVA) is expertly reviewed in order that this matter can be fully considered when the application is determined by planning committee.
- 3.4 It has become appropriate to appoint a new consultant to work on behalf of the Council. A thorough review of appropriate firms who could undertake the work on behalf of the Council was undertaken. The Council has decided to appoint JLL to undertake this work on the basis that that they are the only likely supplier.
- 3.5 On 23<sup>rd</sup> January 2019 Management Team therefore agreed an exemption from the requirement to obtain competitive tenders, so that the Council appoint JLL to undertake the review of the financial viability appraisal for the proposed redevelopment at Wilton Park.

**4. Consultation.**

N/A

**5. Options**

N/A

**6. Corporate Implications**

Financial – The cost of the viability consultant will be met from within existing Development Management budgets.

**7. Links to Council Policy Objectives**

There are no direct links to the policy objectives.

**8. Next Steps**

JLL have been instructed and are undertaking their appraisal of the applicants financial viability appraisal.

<b>Background Papers:</b>	None except those referred to in the report.
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