

# Report of the Strategic Director of Place to the meeting of Regeneration and Environment Overview and Scrutiny Committee to be held on 09 July 2019

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**Subject:**

**Darley Street Markets Development: Procurement**

**Summary statement:**

This report will update Members on the proposed procurement process for the Markets Development and to report on the intention to enter into a Contract value in excess of £2m

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**Portfolio:**

**Regeneration, Planning and Transport**

**Overview & Scrutiny Area:**

**Regeneration and Environment**

## **1. SUMMARY**

- 1.1. This report will update Members on progress of the redevelopment of the city markets since the last report presented to this committee on 23<sup>rd</sup> October 2018.

## **2. BACKGROUND**

- 2.1 In August 2017, the Council appointed Greig and Stephenson, Architects, to lead a multi-disciplinary team of professionals with specialist market knowledge. The team have developed the scheme to RIBA Stage 3 which was approved by the Markets Project Board in April 2019.
- 2.2 The designs were presented to the Council's Executive at a meeting on 08<sup>th</sup> January 2019, who approved extending the scope of the development in order to maximise the regeneration impact of relocating the new market onto Darley Street and also allowing the creation of an area of quality Public Realm adjacent to it.
- 2.3 The extended market development required the acquisition of additional properties to deliver the enlarged scheme. The Executive approved the use of its Compulsory Purchase Order (CPO) powers to acquire the necessary properties, should acquisition by private treaty fail.
- 2.4 At the January Executive meeting a revised increased budget was also agreed for the enlarged markets scheme to include the creation of a new public realm. This will be funded from existing capital contingency funding already set aside for the markets project. In addition markets reserves and additional borrowing by the Markets Service that will be repaid from revenue funding over a number of years.
- 2.5 Following the January Executive meeting a Planning Application was submitted in early February and the application was approved on the 20<sup>th</sup> May.

## **3. PROGRESS**

- 3.1 The CPO formal notice was lodged on 29<sup>th</sup> April with a closing date of 24<sup>th</sup> May for any objections.
- 3.2 The Council intends to complete the sale of the former Marks and Spencer building in early July.
- 3.3 On completion of the sale, internal surveys will be carried out and works will follow to remove asbestos from the building in readiness for demolition.
- 3.4 Work on the RIBA Stage 4 Detailed Design has commenced.
- 3.5 On 23<sup>rd</sup> May a Contractor Engagement Day was held where all of the framework Contractors were invited to a scheme presentation followed by a question and answer session. The intention of this was to provide sufficient notice to tenderers on the timetable for future works enabling them to programme this into their workloads. Feedback from the session was very well received from potential contractors.

## **4. PROCUREMENT**

- 4.1 The Authority plans to tender the Demolition and Construction project through YORhub and the YORbuild2 Framework, where some of our major projects are tendered, and which provides the Council with a range of benefits.
- 4.2 The intention is that the procurement will follow a 2 Stage process. A major benefit of obtaining early contractor engagement is that this allows the Authority to determine at an earlier stage aspects that will impact on the project delivery, assisting in refining the scope of the project, resulting in less risk to programme and budgets prior to commencing works on site.
- 4.3 YORhub administers the Regeneration 4 Good fund which can provide up to £10k for community benefit within the localities of the framework users. This is intended to deliver three outputs from the framework which covers:
- Employment and skills
  - Social and economic Regeneration
  - Environment and Sustainability.
- 4.4 The YORhub framework monitors outputs on Sustainability, which includes Waste and Carbon Reduction, Environmental Performance, Sustainable Steel and Wildlife Guidelines.
- 4.5 Perhaps the most notable benefit from YORhub has been the Employment and Skills output plan which every Contractor and supplier has to sign-up to. From the beginning of 2019 YORhub had provided the following through the framework:

School College Visits/workshops:	4,354
Work Experience placements:	1,706
Apprentices number of person weeks:	18,860
Apprentice number of persons from project initiated:	396
Number of persons Progression into employment:	2,166

- 4.6 YORhub supports the supply chain engagement programme (YORscep). Which is an enterprise designed to assist small companies and traders access the pipeline of main contractor schemes. We would be seeking from the preferred contractor that they look to engage Bradford based businesses within their supply chain for this project wherever possible.
- 4.7 Contractors are monitored by WRAP ([www.wrap.org.uk](http://www.wrap.org.uk)) through a portal where construction waste arising from the project is measured with the volume that returns to landfill. This feeds into a performance related measure for the Contractor.

## 5. Anticipated Project Timetable

### 5.1 New Market

Key milestones leading up to completion	Anticipated timelines
Planning Approval Granted	20 <sup>th</sup> May 2019
Detailed Design Stage Complete	Autumn 2019
Construction Works Begin (Demolition)	Q1 2020
<b>Completion and Opening</b>	<b>Spring 2022</b>

## **6. FINANCIAL & RESOURCE APPRAISAL**

- 6.1 The redevelopment of the city centre markets will provide a new and refreshed markets offer that aims to boost income and revenue to the Council and more importantly stimulate wider economic development within this part of the city centre.
- 6.2 The scheme currently has approval in the Capital Investment Plan of £21.5m.
- 6.3 The scheme has been before PAG (Project Appraisal Group) previously and the intention is that PAG will have an opportunity to further review for final sign-off and if there is risk that the project budget may be exceeded, Executive will be consulted further prior to the Construction Contract being let.

## **7. RISK MANAGEMENT AND GOVERNANCE ISSUES**

- 7.1 A Project Board has been set up and is in operation. The Board is chaired by the Assistant Director of Estates and attended by Assistant Director of Economy and Development Services as well as other key senior personnel to focus on market design, property matters, construction, financial monitoring, marketing & communications and legal matters.

## **8. LEGAL APPRAISAL**

- 8.1 Any construction activity required for the implementation of the proposals must be undertaken in accordance with the Council's Contract Standing Orders, and in line with internal governance requirements.
- 8.2 The Council will ensure any procurement will be undertaken in an open, fair and transparent process to ensure best value is attained.
- 8.2 The Council will seal the Contract as a requirement under the Contract Standing Orders.

## **9. OTHER IMPLICATIONS**

### **9.1 EQUALITY & DIVERSITY**

- 9.1.1 The scheme aims to maximise public access by being, fully DDA compliant and dementia friendly, with plans to consult and engage all relevant stakeholder groups as part of the design process.

### **9.2 SUSTAINABILITY IMPLICATIONS**

- 9.2.1 The design philosophy that has been adopted is that the new market building will in essence be a naturally ventilated building. Heat gains and losses will be kept to a minimum by design and use of materials and shading systems.
- 9.2.2 The market will be a fully intelligent building and its Building Management System will control the ventilation in the basement, whilst increasing or decreasing air changes in order to monitor CO and CO<sup>2</sup> levels. Each of the three trading floors average temperatures can be automatically

monitored using the building's heat pump cooling and heating system. Internal and external LED lighting levels are all controllable.

- 9.2.3 On the roof there will be 14 no auto-opening roof vents and side vents which will adjust automatically as well as rainwater harvesting tanks to supply the public toilets as well as any external planting. There will also be photovoltaic panels and solar thermal heating panels for providing lighting, power, heating and hot water and two fast charging electrical points in the basement for delivery vehicles.

### **9.3 GREENHOUSE GAS EMISSIONS IMPACTS**

- 9.3.1 It is expected that there will be a significant decrease in overall GHG emissions since the proposal is to create a smaller and more environmentally sustainable food market.
- 9.3.2 The creation of well-designed space allows the provision of utilities and building services to be carried out in a more efficient manner saving energy in the longer term.

### **9.4 COMMUNITY SAFETY IMPLICATIONS**

- 9.4.1 There are no community safety implications.

### **9.5 HUMAN RIGHTS ACT**

- 9.5.1 There are no Human Rights implications.

### **9.6 TRADE UNION**

- 9.6.1 There will be some reassigning, repurposing, or restructuring of staff to meet the needs of the new markets.

### **9.7 WARD IMPLICATIONS**

- 9.7.1 A briefing note has previously been circulated to Ward members and further notes are planned in the future at key points in the development.

### **10.0 IMPLICATIONS FOR CORPORATE PARENTING**

None

### **11.0 ISSUES ARISING FROM PRIVACY IMPACT ASSESSMENT**

- 11.1 The Markets Service will undertake a Privacy Impact Assessment to identify data protection and information security matters arising from the proposal.

### **12.0 NOT FOR PUBLICATION DOCUMENTS**

None

### **13. RECOMMENDATIONS**

13.1 That the Committee notes the contents of this report and comments appropriately.

### **14. BACKGROUND DOCUMENTS**

14.1 Regeneration and Economy Overview & Scrutiny Committee reports of:

- 31<sup>st</sup> January 2013, 5<sup>th</sup> September 2013, 23<sup>rd</sup> January 2014, 14<sup>th</sup> October 2015, 8<sup>th</sup> March 2017, 6<sup>th</sup> March 2018 and 23<sup>rd</sup> October 2018