



RECORD OF DELEGATED DECISION (OFFICER)

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| 1. Decision Reference No. | CEX179 |
| 2. Name/Title of Officer | Pranali Parikh – Director for Growth & Regeneration |
| 3. Email address of Officer | pparikh@melton.gov.uk |
| 4. Title / Subject Matter: | Asset Development Programme Phase 1 |
| 5. Type of Decision: (The decision will be published in its entirety unless it contains exempt information as described in Section 1.4 of the Council's Access to Information Rules) | Public |
| 6. Key Decision? | Yes |
| 7. Decision Taken: <ol style="list-style-type: none">1. Authority to appoint consultants, via the Scape/Perfect Circle framework to undertake design, costing and surveying services, including lease negotiations and appraisals, planning advice and any other associated professional advice, to support the Council's Asset Development Programme;2. Approve the following appointments in respect of the Cattle Market North Site:<ol style="list-style-type: none">2.1 Legal Services, procured in accordance with the contract procedure rules, to undertake legal due diligence and provide a Report on Title to assess any legal constraints for the land identified for sale.2.2 An architect, procured in accordance with the contract procedure rules, to design a scheme to assess options for the development of the land in keeping with the allocation in the local plan, and likely planning consent, with the necessary surveys and planning consultancy to support the design options.2.3 A valuer, procured in accordance with the contract procedure rules, to undertake a market appraisal on the basis of the design options provided by the architect.2.4 A sales agent, procured via the Scape/Perfect Circle framework, to market the site for sale, identify a buyer and negotiate terms of sale.3. Authority to enter into any associated legal or contractual documentation. | |

8. Reasons for Decision:

The Council is required to make optimum use of its corporate assets in keeping with its statutory duty for “best value” in managing its corporate assets and in support of its Corporate Assets Disposal Policy to identify assets that are surplus to requirements, to sell these identified assets for “best value”.

In order to assess the optimum and best use of its corporate assets, the Council is intending to appoint a consultant team to evaluate, through option analysis, the use of a number of the corporate assets and identify whether any of these assets can be identified as surplus for sale and/or development.

9. Authority / Legal Power:

At the 16 December 2020 Cabinet meeting, the following was noted, recommended and approved: **APPROVED** to Delegate authority to the Director for Growth and Regeneration in consultation with the Portfolio Holder for Growth and Prosperity to procure and appoint consultants and contractors to enable the use of this funding;

APPROVED the disposal of land at North cattle market site, with delegation to the Director or Growth and Regeneration to finalise any associated legal documentation.

Following on from the meeting above, the Capital Programme was approved by Council on 24 February 2021 (Item CO70).

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| 10. Background Papers attached? | No |
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11. Alternative options available / rejected:

1. Do Nothing

This alternative option was rejected as it would not support the approvals from the Cabinet and Council.

12. Implications:

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| <p>Legal</p> | <p>The appointment of the consultants to assess options for the best use of the council's assets is supported by the Council's statutory duty to achieve "best value".</p> <p>The Council has the power to enter into contracts in order discharge its functions (Local Government Act 1972, s111 and the Local Government (contract) Act 1997, s1).</p> <p>The Local Government Act 1972 requires the Council to have regulations for how it enters into contracts. In addition to complying with all relevant UK and EU legislation every contract entered into on behalf of the Council must also comply with the Council's Contract Procedure</p> <p>The Council's Contract Procedure Rules permit a contract of any value to be procured via a framework agreement or DPS, compliance with these Rules and relevant national and EU law is achieved through compliance with the framework agreement/DPS terms and conditions.</p> <p>The resultant contracts must be added to the Council's Contract Register to ensure compliance with Transparency Regulations. The Officer is responsible for the subsequent storage and safe keeping of the signed contract.</p> <p>Where the contract is valued over £20,000 an award notice is required on Contracts Finder, Welland Procurement is responsible for such award notices.</p> <p>If the above criteria is satisfied, using a framework agreement will reduce the risk of challenge for the Authority</p> <p>[Legal Approval 8 February 2022]</p> |
| <p>Finance</p> | <p>The appointment of the consultants to assess options for the best use of the council's assets is supported by the £285k identified in the Capital Programme and approved by the Council on 24 February 2021.</p> <p>[Finance Approval 7 February 2022]</p> |
| <p>HR</p> | <p>The HR implications stem from the use of the Corporate Assets in keeping with the needs identified through the Organisation Development Programme and the New Way of Working model.</p> <p>[HR Approval 10 February 2022]</p> |
| <p>Procurement</p> | <p>The Scape/Perfect Circle framework has been identified as a suitable procurement method for the appointment of the consultants in keeping with the contract procedure rules.</p> <p>Following publication of this Decision, and award of the contract, please ensure details are added to the Council's Contract Register, and a</p> |

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| | <p>Contracts Finder Award Notice is published (discuss with Welland Procurement).</p> <p>[Procurement Approval 7 February 2022.]</p> |
| <p>13. Signature of Decision Maker with authority to sign (See Section 9):</p> | <p>Pranali Parikh, Director for Growth & Regeneration </p> |
| <p>14. Consultation with: (Where applicable - attach email as confirmation)</p> | <p>Name: ...Cllr Rob Bindloss, Portfolio holder for Growth & Prosperity</p> |
| <p>15. Date:</p> | <p>16 February 2022</p> |

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