

# Cabinet Report



Listening Learning Leading

Report of Head of Development and Housing

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To: CABINET

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## Berinsfield Community Investment Scheme

### Recommendation

To delegate to the interim head of development, regeneration and housing, in consultation with the Cabinet member, authority to spend the £995,000 Department for Communities and Local Government's grant with the purpose of supporting the Berinsfield Community Investment Scheme.

### Purpose of Report

1. To report on the award of £995,000 to the council from the DCLG Estate Regeneration Grant to support the Berinsfield Community Investment Scheme.
2. To seek delegated authority to the interim head of development, regeneration and housing, in consultation with the Cabinet member, to spend the £995k grant.

### Corporate Objectives

3. Invest in the district's future; Build thriving communities; and Services that reflect residents' needs

### Background

4. SDOC has committed £1.5m to producing a masterplan and delivery plan to improve Berinsfield that will form the basis of an Outline Planning application.

5. The Government awarded South Oxfordshire District Council £995,000 Estates Regeneration Grant in March this year for the Berinsfield Community Investment Scheme. The Council ranked 5<sup>th</sup> out of 89 bidders for the grant, only below Haringey Council, Clarion Housing for Merton, Gloucester City Homes and Bristol City Council.
6. The grant was obtained to help the district council pay for:
  - technical studies, including modelling to ensure that Highways and utilities will have capacity for development proposed at Berinsfield
  - design work 1 to support a detailed planning application for phase 1 in addition to an outline planning application for the whole scheme
  - major development planning fees to the South Oxfordshire's planning team
  - the provision of additional resources to engage with local people
7. The proposed deliverables for this revenue funding are shown in Table 1 below. By providing greater technical support and improved community engagement this grant will allow the masterplan to deliver community benefits earlier, not just as an outline planning application but as a hybrid that includes a detailed application for elements such as the community hub.
8. Engagement with local people as described in the background paper 'Stage 1 Report' continues to be an essential part of project and will continue to help determine direction of travel as each individual financial payment decision is made. The council is also working in partnership with SOHA who own many properties in Berinsfield and have received a £98,380 grant from the same DCLG fund.
9. The project team will continue to update councillors at key stages. In particular, Cabinet members will be informed about progress on the Homes and Communities Agency's acquisition of land and arrangements for accessing the land for Environmental Impact Assessment work. An updated project timetable will be available to councillors once the acquisition discussions have progressed.
10. The details set out in the table below will need to be flexible throughout the project and it is therefore suggested, in the interests of cost effective project management, that authority to make payments from the grant is delegated to the interim head of development, regeneration and housing.

**Table 1: DCLG Estate Regeneration Grant deliverables for the Berinsfield Community Improvement Scheme**

Bid category	Deliverable	Estimated amount	Totals
1. Masterplanning and design costs (£200,000)	Architectural design for Phase 1 detailed planning application	£90,000	£585,000 to consultancy team
	Supporting engineering and technical studies for Phase 1	£47,500	
	Development management and cost planning for Phase 1	£62,500	
2. Feasibility studies (£120,000)	Highways network model	£52,500	
	Utilities network models	£40,000	
	Other feasibility reports	£27,500	
3. Technical studies (£120,000)	Survey and site investigation reports for garage / open space reconfiguration	£35,000	
	Design & engineering for garage / open space reconfiguration	£50,000	
	Development management and cost planning for garage / open space reconfiguration	£35,000	
4. Procurement (£145,000)	Official Journal of the European Union (OJEU) Procurement related to the project	£145,000	
5. Community engagement (£35,000)	Dedicated on-site officer (0.5 FTE) to supplement office based engagement staff	£35,000	£35,000 Staff resource
6. Planning fees (£375,000)	Outline application fees	£125,000	£375,000 to SODC Planning
	Detailed Phase 1 application fees	£250,000	
<b>Total</b>		<b>£995,000</b>	<b>£995,000</b>

## Options

11. Option 1 – to procure the same consultancy team through a new ESPO contract. This retains the existing experience, skills and knowledge but the time taken to award a new contract further delays commencement of the work and increases the risk of the consultancy team not being able to field the same staff resources.
12. Option 2 – to procure a different consultancy team through a new contract. This loses the continuity of existing experience, skills and knowledge and the time taken to award a new contract further delays commencement of the work.
13. Option 3 – to agree to extend the existing consultancy team ESPO contract through variation terms in consultation with the Cabinet Member and subject to obtaining any

additional authority required. This has the benefits of being a faster process and retaining continuity of experience, skills and knowledge.

14. Consistency of approach and continuity of skills and knowledge is essential for effective delivery of the project and the preferred option is Option 3.
15. To enable efficient and cost effective project management, overall approval to be given to the proposed expenditure, with expenditure for individual deliverables being delegated to the interim head of development, regeneration and housing, in consultation with the Cabinet member.

### **Financial Implications**

16. The £995,000 of DCLG revenue funding has already been received by the council and placed under the Berinsfield Community Investment Scheme budget heading. It is intended to help drive the scheme forward by securing the deliverables set out under the bid categories in Table 1 above. However, the complex relationship between the different deliverables will require flexibility and fast track decisions. Neither South nor the Vale are required to provide matching funding, therefore the deliverables set out in Table 1 can be secured without any contribution from the councils' revenue or capital budget.

### **Legal Implications**

17. The scheme to date has been taken forward by a team of consultants working together under an ESPO Framework Agreement with Amec Foster Wheeler as the principle consultant. The deliverables set out in Table 1 above may be pursued through variations to the contract or under new contractual arrangements depending on the selected option.

### **Risks**

18. Normal overspend and underspend risks exist but will be managed through effective management controls exercised by the project management group and through continual due diligence.

### **Other implications**

19. None

### **Conclusion**

20. Cabinet is therefore asked to delegate to the interim head of development, regeneration and housing, in consultation with the Cabinet member, authority to spend the £995,000 Department for Communities and Local Government's grant with the purpose of supporting the Berinsfield Community Investment Scheme.

### **Background Papers**

- Stage 1 report