

**OFFICER DELEGATION SCHEME
RECORD OF DECISION**

TO BE UPLOADED TO THE INTERNET BY DEMOCRATIC SERVICES

Date: 25.03.2024	Ref No: BGI064
Responsible Officer: Roger Frith, Head of Land and Property	
Type of Decision (please refer to MO Guidance):	
Key	<input type="checkbox"/>
Non-Key	<input checked="" type="checkbox"/>
Freedom of Information Status: <i>(can the report go in the public domain)</i> Yes	
Title/Subject matter: Procurement of Drees & Sommer (AA projects) via a direct award <u>against lot 8 SBS framework</u> , to develop schedules for the c.60 building owned by Bury Council for the Smaller Sites Disposal Project.	
Budget/Strategy/Policy/Compliance:	
(i) Is the decision within an Approved Budget?	Yes
(ii) Is the decision in conflict with the council's policies, strategies or relevant service plans?	No
(iii) Does the decision amend existing or raise new policy issues?	No
(iv) Is the decision significant and/or does it meet the £100,000 threshold for recording?	Yes
(v) Has the s151 & MO been consulted? (Please attach any advice)	No

<p>Equality Impact Assessment [Does this decision change policy, procedure or working practice or negatively impact on a group of people? If yes – complete EIA and summarise issues identified and recommendations – forward EIA to Corporate HR]</p>	<p>No</p>
<p>Summary:</p> <p>The Smaller Sites Disposal Project requires a Strategic Consultant to develop schedules for the c.60 building owned by Bury Council with a remit to offer recommendations to either:</p> <ul style="list-style-type: none"> ▪ Retain for Council services usage. ▪ Demolish, clear and sell land. ▪ Demolish, clear and retain land (for instance buildings in public parks) ▪ Conditional Land Sale ▪ Unconditional Land Sale ▪ Transfer to a community group (who have credible plan to manage and maintain buildings) <p>The Strategic Consultant will also collate all COPE insurance details for all properties on the list and review buildings for Reinforced Autoclaved Aerated Concrete (RAAC), submitting all findings in a final report.</p> <p>Following submission of the final report, a core, flex and tail exercise will be undertaken to determine which buildings to retain prior to final decision at Cabinet.</p> <p>The Strategic Consultant will also undertake compliance survey on all buildings retained for Council services usage, including budgets for planned maintenance.</p> <p>Budget Code: FAP2000</p>	
<p>Wards affected: All wards across the borough</p>	
<p>Consultations: Not at this current stage but may be required in the future</p>	
<p>Scrutiny & Review Committee Interest: N/A</p>	

Options considered:

Option 1- Out to tender on the chest to all providers.

Option 2 – A direct award against SBS framework.

Option 3- Internal staff undertake piece of work.

Reasoning Decision: below

Option 1- Out to tender to providers

This would take a longer period to write a specification and to evaluate potential bidders. There is also the risk of no bidders which would impact on the time frame of completing the projects. The winning bidder would need to take significant time to read all previous reports which would impact on the time frame, The project needs to meet to a tight schedule.

Option 2 - A direct award against SBS framework

Bury Council have identified Drees & Sommer (now incorporating AA projects) to develop schedules for the c.60 building owned by Bury Council and offer recommendations for future use. Use award against Lot 8 of the SBS framework as provider has previous knowledge when undertaking the Neighbourhood Asset Review. Therefore, (Drees and Sommer) AA Projects it is felt a direct award, is the most appropriate procurement route to take.

Drees and Sommer projects previously carried out a piece of intensive work on the Neighbourhood Asset Review (NAR), so have prior level of detail of the project and our goals as part of the Future Asset Programme. Their knowledge would link into the current projects which help keeping to a tight deadline.

Option 3- Internal staff undertake.

Potential delivery of activity explored within existing staffing structure and resources explored, but not viable given the scale of project.

Decision:

To Award to Drees & Sommer (now incorporating AA projects)

UK Jackson House

Sibson Road




Sale

M33 7RR

Surveys of 47 Buildings outlined in the Full Proposal and Letter of Engagement
Condition Surveys : £75,025 plus VAT. RAAC Assessment: £16,900 plus VAT.
Partial Population of COPE Spreadsheet: £15,250 plus VAT

Total: £107,175 plus VAT

This is to completion of work.

Decision made by:	Signature:	Date:
Executive Director of Operations		22/03/2024
Assistant Director		22/03/2024
Members Consulted [see note 1 below]		
Cabinet Member		22/03/2024
Lead Member		
Opposition Spokesperson		

Notes

1. Where, in accordance with the requirements of the Officer Delegation Scheme, a Chief Officer consults with the appropriate Cabinet Member they must sign the form so as to confirm that they have been consulted and that they agree with the proposed action. The signature of the Opposition Spokesperson should be obtained if required, to confirm that he/she has been consulted. Please refer to the MO Guidance.
2. **This form must not be used for urgent decisions.**
3. Where there is any doubt, Corporate Directors should err on the side of caution and seek advice from the Council's Monitoring Officer.