

FAREHAM

BOROUGH COUNCIL

Report to the Executive Member for Planning and Development 8th February 2016

Portfolio:	Planning and Development
Subject:	Establishment of a Framework Agreement for Consultancy Services in Relation to Planning Application Viability Assessments
Report of:	Director of Planning and Regulation
Strategy/Policy:	Local Plan: Adopted Core Strategy (August 2011) & Local Plan Part 2: Development Sites and Policies (June 2015)
Corporate Objective:	To protect and enhance the environment; to build strong and inclusive communities; to support a balanced housing market

Purpose:

This report considers the tenders received for the provision of consultancy services in relation to planning application viability assessments, and recommends four consultancies to be the preferred suppliers of the service to this Council.

Executive summary:

To put in place a Framework Agreement for a period of three years (with the option to extend for an additional 12 months) to secure appropriate consultancy advice in relation to planning application viability assessments.

This report provides the Executive Member with information regarding the tenders received and seeks an award to preferred suppliers.

Recommendation:

That the tenders submitted by the contractors ranked 1st, 2nd, 3rd and 4th (as set out in the confidential appendix) be accepted, and these companies are awarded preferred supplier status of this consultancy service to Fareham Borough Council.

Reason:

To provide appropriate and robust advice on financial viability assessments submitted to Fareham Borough Council in relation to planning proposals.

Cost of proposals:

The value of the consultancy services in relation to the planning application viability assessments contract resultant from this tender over the three year term (plus 12

month optional extension) is likely to be approximately £20,000 per annum. The cost of the contract is to be met from existing revenue budgets.

Appendices:

A: Executive Member Briefing Paper Tender Prices and Evaluation
(*Exempt By virtue of paragraph(s) 3 of Part 1 of Schedule 12A of the Local Government Act 1972.*)

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Executive Member for Planning and Development Briefing Paper

Date: 8 February 2016

Subject: Establishment of a Framework Agreement for Consultancy Services
in Relation to Planning Application Viability Assessments

Briefing by: Director of Planning and Regulation

Portfolio: Planning and Development

INTRODUCTION

1. In light of the market conditions in recent years, the viability of individual planning proposals has increasingly become an important material planning consideration.
2. Viability can be particularly important where proposals involve planning obligations, affordable housing provision and/or abnormal costs. In these circumstances National planning guidance requires that decisions must be underpinned by an understanding of viability, ensuring realistic decisions are made to support development and promote economic growth. Where the viability of a development is in question, local planning authorities should look to be flexible in applying policy requirements wherever possible.
3. When issues of viability are raised by applicants in connection with their planning proposals, applicants are required to submit fully detailed viability assessments to this Council for consideration. Until recently there was some resource available within the Department of Planning and Regulation to review all elements of these viability assessments. This resource is no longer available and it is therefore appropriate to ensure a system is in place whereby this Authority can call on the necessary viability expertise as and when required.
4. The intention is to establish a Framework Agreement containing four consultancies that can be called upon to provide advice on viability assessments. The inclusion of four consultancies provides flexibility for this Authority in terms of seeking advice and allows for situations such as the preferred suppliers having a 'conflict of interest'.

PROPOSAL

5. Twelve tenders were received and the tender price details are presented in the confidential Appendix A.

EVALUATION PROCESS

6. The contract documents defined a pre-determined scoring mechanism whereby tenders are assessed on price and service quality.
7. The tender submissions were evaluated and the scores weighted as specified in the invitation to tender. The scores and ranking for all twelve tenders received are represented in the confidential Appendix A.
8. Tenderers were required to complete two pro-formas, which enabled officers to score the quality and service elements of their submission, and assess their method of approach to delivering the service.
9. Based on the evaluation of the tenders received, the twelve bids have been ranked in order of advantage to the Council. The four most advantageous tenders, which achieved the highest overall combined scores, are recommended to be the preferred suppliers of this consultancy service.

RISK ASSESSMENT

10. Many of the usual and identifiable risks initially present in this type of project have been negated through the council's rigorous and structured procurement process.
11. All suppliers have undergone all of the checks associated in order to be part of Fareham Borough Council's Framework Agreement for the provision of this type of consultancy work.
12. Regular monitoring will take place and a series of progress meetings will be held to reduce potential risks.

FINANCIAL IMPLICATIONS

13. The charges associated with procuring this consultancy advice will continue to be financed from existing Planning Development Management budgets as it is at present.

CONCLUSION

14. Twelve valid tenders were received to provide consultancy services in relation to Planning Application Viability Assessments. It is recommended that the four most advantageous tenders received, ranked 1st, 2nd, 3rd and 4th in the confidential Appendix to this report, be accepted and a contract awarded for those tenderers to form part of the Framework Agreement for a period of four years beginning on 1st March 2016.