

DECISION ITEM

REPORT OF	MEETING	DATE	ITEM NO
HEAD OF PROJECTS AND REGENERATION	EXECUTIVE COMMITTEE	4 JULY 2023	6
FULLY FUNDED BUDGET INCREASE – WARTON			

PUBLIC ITEM

This item is for consideration in the public part of the meeting.

SUMMARY

The report details a public realm improvement scheme at Warton.

The Committee are requested to agree to allocate section 106 contributions in the sum of £75,000 for public realm improvements at Warton Village Centre as detailed in this report, dependent upon the approval of a fully funded revenue budget increase for 2023/24 in the sum of £75,000, fully funded by the S106 developer contribution.

RECOMMENDATIONS

The Executive Committee are requested:

1. To approve a fully funded revenue budget increase for 2023/24 in the sum of £75,000 fully funded from the Section 106 developer contributions relating to the development; and
2. Subject to the approval of 1 above, to authorise expenditure in the sum of £75,000 and award the letting of the contract for Warton Village Masterplan Phase 1 with an addendum paper to follow which details the tender evaluation.

SUMMARY OF PREVIOUS DECISIONS

No previous decisions

CORPORATE PRIORITIES

Economy – To create a vibrant and healthy economy	√
Environment – To deliver services customers expect	√
Efficiency – By spending money in the most efficient way	√
Tourism – To create a great place to live and visit	√

REPORT

1. The planning process generally requires housing developers to provide public realm improvements or contribute towards improvements to public realm in the vicinity of the new development.
2. Fylde Council, as the Planning Authority, has received and is holding funds that have been secured through developer contributions associated with a new housing development at land adjacent the former GEC Marconi factory, Warton Aerodrome.
3. The terms of the Planning Agreement 12/0550 for this development site in relation to the public realm contribution states that *'towards enhancing the area around the central crossroads within Warton in accordance with Project 12 – Warton from the Fylde Borough Council Regeneration framework dated September 2010 – (which states This project is centred on the entrance to the BAE Systems site on Lytham Road, Warton. Background & objectives – In the future there may be development issues around the BAE Systems site that may propose significant changes to land use of this site in planning policy terms is to remain as employment land and thereafter these proposals centre around enhancing the key entrance to the site which should also enhance that areas potential to act as a village.*
4. It is proposed to spend section 106 contributions of £75,000 allocated to public realm works in Warton, which will meet the requirements of the Planning Agreement.
5. The Executive Committee are requested to consider allocating the total section 106 contribution of £75,000 from the land adjacent the former GEC Marconi factory, Warton Aerodrome, development to deliver the works detailed in this report.
6. The project must be committed before the section 106 agreement expiry date of 7th July 2023.

MASTERPLAN

7. As a follow on from the Regeneration Framework, the Council have been working in partnership with the Parish Council to prepare a Masterplan to deliver the village enhancement scheme. The final version of the Masterplan is due to be adopted by the Parish Council on the 27th of June, at which point this final version will be shared with the Executive Committee by way of addendum paper.
8. The Masterplan will be delivered in phases over time, funded via Section 106 contributions and contributions from the Parish Council.

PHASE 1

9. Phase 1 includes the provision of a new play area catering for 4-12-year-olds.

THE METHOD AND COST OF FINANCING THE SCHEME

10. The scheme will be fully funded via a Section 106 contribution of £75,000.

FUTURE REVENUE BUDGET IMPACT

11. The Village Centre at Warton is owned by Bryning-with-Warton Parish Council. Any additional revenue implications linked to this proposal will be met by the Parish Council, who are fully aware of this.

RELEVANT VALUE FOR MONEY ISSUES

12. In order to ensure that value for money is achieved a procurement exercise has been undertaken in accordance with the Council's contract procedure rules. Selection of the successful tenderer will be on the basis that value for money is a key consideration as well as the suitability of the new facility.

VIABLE ALTERNATIVES

13. The project could have been procured and delivered by the Community group or Parish Council. However, professional assistance from Council Officers with specific regard to landscape design, procurement and project management proves to provide the best value for money, competent schemes and is the favoured delivery option by external funders.

PROCUREMENT PATH (AND ANY DELEGATIONS AS REQUIRED) PHASE 1

14. Officers from the Capital Projects Team have led the procurement process. The tender followed the 'quick quote tendering procedure', using the CHEST procurement portal.
15. The tenders that are received will be evaluated on a pass/fail budget price and 100% quality basis as detailed below.

16. The quality evaluation will be carried out as follows; price pass/fail with quality criteria forming 100% of the total, based on the following quality criteria:

- Site team and sub-contracting 10%
- Range of equipment and play value 30%
- Design and creativity 35%
- Method statement and programme 15%
- Health and safety 10%

TOTAL 100%

17. The quality evaluation will be undertaken against the criteria listed below and the information required from the suppliers will be scored on the following basis:

Score Description

- 0 The Evaluation Panel felt that none of the requirement was met or demonstrated, or no response was provided.
- 1 The Evaluation panel felt that a few areas (20% or less) of the requirement have been met or demonstrated.
- 2 The Evaluation panel felt that some areas (between 21% and 59%) of the requirement has been met or demonstrated.
- 3 The Evaluation panel felt that most of the requirement (60% and above) has been met or demonstrated
- 4 The Evaluation panel felt that the requirement has been fully met or demonstrated.
- 5 The Evaluation Panel felt that the supplier had exceeded this requirement.

18. The result of the tender evaluation exercise will be confirmed in the addendum paper to follow, with scores inputted to the below table. The evaluation panel comprises of officers from the Capital Projects Team and Bryning-with-Warton Parish Council.

CONCLUSION

19. To be confirmed in addendum paper to follow.

IMPLICATIONS	
Finance	This report requests approval to a fully funded revenue budget increase for 2023/24 in the sum of £75,000 fully funded from the Section 106 developer contributions relating to the development. Subject to the approval of 1 above, to authorise expenditure in the sum of £75,000 and award the letting of the contract for Warton Village Masterplan Phase 1 with an addendum paper to follow which details the tender evaluation.
Legal	Section 106 contributions are made by developers under specific planning agreements relating to each new development. The planning agreement will specify how the monies are to be spent in terms of geography and scope and a developer can usually require repayment of S106 contributions, if they have not been spent within 5 years of the Agreement.
Community Safety	Improving the quality of open space facilities provides an opportunity to increase public use and reduce nuisance behaviour.
Human Rights and Equalities	No implications arising from this report
Sustainability and Environmental Impact	No implications arising from this report

Health & Safety and Risk Management	No implications arising from this report
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LEAD AUTHOR	CONTACT DETAILS	DATE
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BACKGROUND PAPERS		
Name of document	Date	Where available for inspection
None		

Appendix A – Warton Village Centre Masterplan **(TO FOLLOW)**