

## INFORMATION ITEM

REPORT OF	MEETING	DATE	ITEM NO
DEVELOPMENT SERVICES DIRECTORATE	ENVIRONMENT HEALTH AND HOUSING COMMITTEE	4 MARCH 2019	6
<b>QUALIFIED INFORMAL PROCEDURE – LINDSAY COURT RESIDENT TESTING OPTIONS</b>			

### PUBLIC ITEM

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

### SUMMARY OF INFORMATION

The council's contract procedure rules require that contracts worth over £10,000 be let using a competitive procedure or be called off from a framework which has itself been subject to competition. However, in certain circumstances, a contract may be exempt from that requirement. The rules set out the circumstances where a contract may be exempt.

### SOURCE OF INFORMATION

Fylde Council Contract Procedure Rule

### LINK TO INFORMATION

<http://intra.fylde.gov.uk/resources/finance/procurement/>

### WHY IS THIS INFORMATION BEING GIVEN TO THE COMMITTEE?

The engagement of Regenda Regeneration Services to undertake co-designing a deliverable regeneration solution with residents at Lindsay Court is exempt from the requirement to be let using a competitive procedure as the goods, materials or works desired are of a proprietary or special character or for other reasons there would be no genuine competition.

### FURTHER INFORMATION

Contact Kirstine Riding, Housing Services Manager 01253 658569

# INFORMATION NOTE

## QUALIFIED INFORMAL PROCEDURE – LINDSAY COURT RESIDENT OPTIONS TESTING

### CONTRACT PROCEDURE RULES

- 1) The council's contract procedure rules normally require that contracts worth over £10,000 be let using a competitive procedure or be called off from a framework which has itself been subject to competition. However, in certain circumstances, a contract may be exempt from that requirement.
- 2) The rules set out the circumstances where a contract may be exempt. A contract is exempt if other procedures cannot practicably be followed and:
  - the contract is an extension of an existing contract;
  - the contract is for spot purchasing fuel or utilities;
  - the goods, materials or works desired are of a proprietary or special character or for other reasons there would be no genuine competition; or
  - in the opinion of the Chief Executive the need for the goods materials or works is urgent.
- 3) These exempt contracts are let using the qualified informal procedure, which simply requires that the relevant director be satisfied that the arrangements made secure the best available terms to the Council.
- 4) The qualified informal procedure also requires that the circumstances be reported to the next available meeting of the relevant committee.

### USE OF THE QUALIFIED INFORMAL PROCEDURE

- 5) A contract for Co-Designing a Deliverable Regeneration Solution for Lindsay Court, Squires Gate Lane has recently been let as an exempt contract under the qualified informal procedure. The contract was for professional services to consult with residents to develop options to regenerate the area, and the expenditure under the contract is £35,000. The contract was let to Regeneration Services, Regenda Group.
- 6) Other procedures for letting the contract could not practicably have been followed because:
  - Regeneration Services at Regenda are a Registered Social Landlord and have been working within Fleetwood to regenerate areas within and around their housing stock.  
<https://www.regenda.org.uk/fleetwood-regeneration>.
    1. This has informed their proposed approach to working within Lindsay Court, as ultimately the project is not simply about the fabric of the buildings, it is about bringing the community together to plan how they will take forward and commit to the regeneration of their homes. As in Fleetwood there are mixed tenures within the properties and therefore mixed views within the community on the best end result.
    2. Regenda will work with the community and Fylde Council
      - a. to establish housing needs/land ownership/spatial context/planning an highways issues/options for build costs and market review to have a clearly defined

quantitative evidence base

- b. Co-design with the community options to test the preferred options and create an integrated steering group within the community to check and challenge the processes they are working through
  - c. Develop initial options for community wide discussion, undertake resident consultation on preferred options and produce a report with regeneration plan of action and timescales to inform either a bid to the Community Housing Fund or private sector involvement
  - d. Regenda are part of the funding bid that has been worked up with homes England for the, Community Housing Funding Phase I Revenue funding. Phase II is for Capital funding and it is intended the regeneration plan of action and timescales will form the basis for a submission to this fund.
  - e. In order to access Community Housing Funding the community needs to be established into an entity (co-housing/mutual co-op) with the provision of social housing as an end result. We expect this to be either equity share in each flat for refurbishment, or direct purchase of properties.
  - f. Regenda have engaged CASS associates who have the expertise to look at private sector investment or part social/part private sector investment options for the site
  - g. This is a bespoke project that has only been possible as Regenda have the expertise of working within Fleetwood looking at area regeneration as opposed to their housing stock regeneration and have the ability to establish private sector investment opportunities from their close working with CASS associates.
  - h. The Lindsay Court Community need to be empowered to consider social and private funding options for the regeneration of their estate
3. The contract falls within the 3rd bullet point in paragraph 2 above, in that the goods, materials or works desired are of a proprietary or special character or for other reasons there would be no genuine competition.
4. The scheme at Lindsay Court is about empowering the community to test options for a bespoke regeneration action plan. A search for companies that offer similar services to Regeneration at Regenda, has been unsuccessful. Economic development Consultants exist but their regeneration offer is around maximising the potential of sites.
5. The option of established Community Interest Companies, where the community have been established to take forward a project specifically for their area, has been explored, but none appear to offer project management services external to their own community.

**FURTHER INFORMATION AVAILABLE FROM**

Kirstine Riding, Housing Services Manager 01253 658569