

Procurement of Andover Masterplan Services

Report of the Leader

Recommendation:

That the budget and funding, as set out in paragraph 8, for the projects described in this report and confidential annex relating to the delivery of the Andover Town Centre Masterplan be approved.

SUMMARY:

- The purpose of this report is to seek approval for expenditure in relation to two elements of the Andover Masterplan delivery project, to be funded from the Regeneration Reserve in accordance with the delegations in the resolution of Council of 27 January 2021.

1 Introduction

- 1.1 Council adopted the Andover Regeneration Masterplan in September 2020. This ambitious document sets out a series of proposals for the development and improvement of Andover Town Centre that will ensure it develops as a vibrant place that will be attractive and inviting for users and investors. The delivery of the Masterplan objectives is one of the Council's top strategic priorities.
- 1.2 The Council report of January 2021 set out the requirements for approval to spend in relation to the Regeneration Reserve. For works over £50,000 approval is required in line with the Council's Financial Regulations.
- 1.3 The items set out in this report are both over £100,000 and therefore Council approval is required before the expenditure can be committed.

2 Background

- 2.1 The Council adopted the Andover Regeneration Masterplan in September 2020 and appointed a Regeneration Manager in January 2021 to oversee the delivery of both the Andover Town Centre Masterplan and the South of Romsey Town Centre Masterplan.
- 2.2 In June 2019 Council approved the creation of a Regeneration Reserve of £1M to take forward the delivery of both of the Masterplans. This was funded by a transfer from the New Homes Bonus Reserve. Details of the forecast reserve balance are shown in the resource implications in section 8. In January 2021 Council agreed the delegations required to authorise spending.

- 2.3 A procurement exercise has been undertaken in accordance with the Council's Contract Standing Orders relating to two areas of delivery:- Feasibility study and Urban Design Strategies & Design Schemes.
- (a) **Feasibility Study**–The brief is to build on the work carried out as part of the development of the masterplan. The consultants will undertake capacity studies and development appraisals for the various schemes. This will give the Council a robust understanding of the financial mechanics of delivering the schemes. It will allow the Council to be an informed partner in any future Joint Venture arrangements and provide strong evidence relating to funding bids. The final stage of this work is to produce detailed deliverable feasibility designs. These will be used to attract a development investment partner.
 - (b) **Urban Design Strategies and Design Schemes**–Although procured as a single element, this work breaks down into eight discrete projects. These are made up of two design strategy documents and six design schemes:
 - (i) Public Realm Manual: Setting out materials, street furniture, lighting, landscaping etc. based on character areas and agreed with HCC as the Highways Authority.
 - (ii) Design Guide for Developers and Occupiers: Giving guidance to those seeking to undertake any kind of development or improvement works. This will include issues such as scale, street frontages, Shop front improvements, lighting, signage, use of public space etc. It will be an invaluable tool for enabling the Development Management team to ensure quality in the public realm is maintained. This guide will be supplemented with six detailed briefs:-
 - (iii) Design Scheme for High Street
 - (iv) Design Scheme for Bridge Street/London Street
 - (v) Design Scheme for South of Bridge Street Riverside Walk
 - (vi) Design Scheme for Western Avenue Gyratory
 - (vii) Design Scheme for Vigo Roundabout
 - (viii) Design Scheme for Eastern Avenue traffic calming
- 2.4 The two design strategy documents will be produced in parallel with the first tranche of design schemes. This is to save time and to ensure consistency.
- 2.5 The six design schemes were bid for based on a modular price menu basis. This is so the work can be drawn down in accordance with the Council's priorities for delivery without the need for further procurement.
- 2.6 Both the Design Strategies and six design schemes will be subject to significant engagement and consultation.
- 2.7 The design schemes for Western Avenue, Vigo Roundabout and Eastern Avenue will need to be delivered in conjunction with Hampshire County Council as Highways Authority. This is due to the traffic engineering that will be required on these projects.

- 2.8 In order to enter into contracts with the successful bidders for this work Council approval is required to commit and spend the funds.

3 Corporate Objectives and Priorities

- 3.1 Growing Our Potential – the Corporate Plan 2019 -2023 identifies town centres as a strategic priority. It recognises the need to change the face of the High Street and to future-proofing our town centres to be accessible places where people live, shop, work and spend their leisure time. Enhancing public realm and ensuring a high quality appearance and environment is vital to secure successful development.

4 Consultations/Communications

- 4.1 Significant public consultation has taken place in conjunction with Andover Vision in the production of the masterplan. Public consultation will form an important element of the Urban Design suite of documents.

5 Options

- 5.1 The options to consider are whether to authorise payment against the two contracts as outlined or not.

6 Option Appraisal

- 6.1 The professional commercial advice is necessary to allow the Council to fully consider all the options and constraints relating to the delivery of the Andover Masterplan. Without this, the Council would be at a disadvantage.
- 6.2 The Feasibility studies will allow the Council to take an evidence-based approach to delivery and will provide the necessary background information for inclusion in funding applications.
- 6.3 The urban design contract would help ensure the quality of design, materials, street furniture etc. is achieved through the course of delivering the masterplan. This will serve as a tool for the Development Management Team to safeguard the quality of the Town Centre.

7 Risk Management

- 7.1 The purpose of entering into these contracts is in order to commission expert advice which would help guide the Council in its decision making process with the aim of delivering the objectives of the Andover masterplan. An evaluation of the risks associated with the matters in this report has previously been reported to Council in June 2019 (Regeneration Reserve) and Council in 29 September 2020 (Masterplan Adoption).

8 Resource Implications

- 8.1 The total cost of the work recommended in this report is £419,262 and can be contained within the balance of the earmarked reserve set aside for the regeneration projects in Andover and Romsey.

8.2 Transactions into and out of the Regeneration Reserve are summarised in the following table:

	£
Original Reserve Transfer	1,000,000
Additional contribution approved in 2020/21	310,200
Expenditure charged to reserve to 31 March 2021	(175,474)
Balance as at 31 March 2021	1,134,726
Additional contribution approved for 2021/22	744,600
Forecast contribution for 2022/23	744,600
Committed expenditure in 2021/22 to date	(38,081)
Other already approved expenditure	(65,701)
Feasibility Study and Urban Design Studies – this report	(419,262)
Forecast balance as at 31 March 2023	2,100,882

8.3 Additional transfers to the Regeneration Reserve were approved in the budget-setting report in February 2020, funded from short-term savings in pension fund contributions. The additional amounts were £310,200 in 2020/21 and £744,600 in 2021/22. The medium-term financial forecast for 2022/23 includes an assumption of a further transfer of £744,600 in that year (and is included in the table above), but it will not be approved until February 2022.

9 Legal Implications

9.1 All of the procurement undertaken for the items in this report were carried out in accordance with the Council's Contract Standing Orders.

10 Equality Issues

10.1 There are no equalities implications arising from the recommendations in report. Equality considerations will be contemplated as an integral part of the on-going work to funded by the proposed payments which will include completion of Equality Impact Assessments where appropriate.

11 Other Issues

11.1 Community Safety - None

11.2 Environmental Health Issues - None

11.3 Sustainability and Addressing a Changing Climate - None

11.4 Property Issues – The Feasibility Studies will enable the Council to fully analyse and understand the costs and values relating to developments on its property assets.

11.5 Wards/Communities Affected – Andover St. Mary’s.

12 Conclusion and reasons for recommendation

12.1 The reason for this recommendation is to ensure the delivery of the Council’s regeneration aspirations in relation to the Andover Town Centre Masterplan.

12.2 The feasibility study will ensure this is progressed in a commercially informed way that will allow the Council to make decisions that protect both its strategic and financial interests.

12.3 The Urban Design Strategies will provide tools that will allow Development management to safeguard the quality of the Town Centre built environment. This will create a place that is attractive to residents, visitors and investors, protecting the economic prosperity of the Town.

12.4 The recommended approval to spend will allow officers to deliver this work in a timely and efficient way providing the high standard of professional advice and guidance that will help the Council in its decision making process.

Background Papers (Local Government Act 1972 Section 100D)

Andover Town Centre Masterplan

June 2019 Council Report (Regeneration Reserve)

January 2021 Council Report (Delegations)

Confidentiality

Whilst this report does not contain exempt information and can be made public, it is considered that the Annex contains exempt information within the meaning of paragraph 3 of Schedule 12A of the Local Government Act 1972, as amended in that it relates to the financial or business affairs of any particular person (including the authority holding that information). In accordance with paragraph 10 of Schedule 12 A, It is further considered that the public interest in maintaining the exemption outweighs the public interest in disclosing the information.

No of Annexes:	1	File Ref:	N/A
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(Portfolio: Leader of the Council) Councillor P North

Officer:	Paul Ramshaw	Ext:	8511
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Report to:	Council	Date:	1 September 2021
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