

Public Document Pack

Officer Decisions

Friday, 1st November, 2019

AGENDA

1. **Appointment of Design Team for Blakey Moor Terrace**
Appointment of Design Team for Blakey Moor Terrace 2 - 3

Date Published: 1st November 2019
Denise Park, Chief Executive

RECORD OF DECISION TAKEN UNDER DELEGATED POWERS OUTLINED IN THE CONSTITUTION – Part 3 Section 16



DELEGATED OFFICER DECISION	Martin Kelly
TAKEN BY:	
PORTFOLIO AREA:	Regeneration

SUBJECT: Appointment of Design Team for Blakey Moor Terrace

1. DECISION

Approval to award the contract for the Design Team for Blakey Moor to Group Ginger.

2. REASON FOR DECISION

Three submissions were received in response to the Invitation to Tender. These were evaluated on a 50% price and 50% quality basis. The combined scores were as follows, with Group Ginger scoring the highest:

	BUTTRESS	CONCEPTION	GROUP GINGER
Total Score	72.2%	76.25%	84.39%

3. BACKGROUND

The Blakey Moor Terrace is located in the centre of Blackburn on Blakey Moor, a busy thoroughfare between the towns main shopping centre and the Blackburn College and University campus.

The Terrace is in generally a very poor condition, with varying degrees of disrepair across the individual properties.

An Option Appraisals by Colliers International, Feb 2016 supported the external restoration and internal redevelopment of the terrace to supporting the wider cultural regeneration of the area.

BwDBC successfully secured Stage 2 Townscape Heritage Funding from the National Lottery Heritage Fund's (NLHF, former HLF) in 2016, with the Blakey Moor Terrace identified as the Priority Project and a key commercial opportunity.

The key aims of the project are to restore and bring back into use the historic terrace and to help reinvigorate the town's cultural, leisure and evening economy around King Georges Hall by providing high quality units suitable for food and drink.

BwDBC secured full ownership of the included properties to facilitate the development.

BwDBC now has a requirement to appoint a suitably qualified architecture -led Design Team to develop the Blakey Moor project from RIBA Stage 2 up to RIBA Stage 7.

In addition to this, up to 15 smaller private properties within the area are eligible for 80% repair and restoration grants. To help bring these projects forward, BWDBC require an option for the appointed Design Team to develop individual schemes from RIBA Stage 2 to RIBA Stage 3 (with option to RIBA stage 7 subject to match funding).

Blackburn with Darwen Borough Council do not have the specialist professional skills required within its in-house team, so the Invitation to Tender for an architect-led Design Team was issued via The Chest.

Funding for the Blakey Moor Terrace will come from the Townscape Heritage Project. Funding for The Townscape Heritage Project has already been secured (2016) from the National Lottery Heritage Fund and BwDBC Main Capital Programme.

4. OPTIONS CONSIDERED AND REJECTED

N/A as decision to award contract is based on tender evaluation.

Further information is available via the following link [] or from the report author

5. DECLARATION OF INTEREST

All Declarations of Interest of the officer with delegation and the any Member who has been consulted, and note of any dispensation granted should be recorded below:

VERSION: 1

CONTACT OFFICER:	Julia Simpson
DATE:	11/10/2019
BACKGROUND DOCUMENTS:	Blakey Moor Tender Report

Signed:

MARTIN KELLY

Director

MKS Kelly

Date:

14/10/19