

Nottingham City Council Delegated Decision



Nottingham
City Council

Reference Number:

2586

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Department:

Development

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Subject:

REMOURBAN project, dispensation of financial regulations for the design and delivery of deep external retrofitting for the William Moss buildings.

Total Value:

30,000 (Type: Revenue)

Decision Being Taken:

1. To grant dispensation from Nottingham City Council's contract procedure rule 5.1.1, in accordance with paragraph 3.29 of the Council's Financial Regulations and appoint Wayne Hemmingway Design Ltd to undertake a specialist and innovative design role working with the Nottingham City Homes external retrofit delivery team in implementing sustainable designs to housing within the REMOURBAN project demonstration area of Sneinton.

Specifically to deliver a deep retrofitting of 9 properties (William Moss properties) to a level that achieves the Government's 2050 zero carbon aspiration. The expenditure and activities involved in this delegated decision are fully eligible within the REMOURBAN funding conditions. Based on the latest forecast review, this cost can be contained within the REMOURBAN approved funding and the overall project costs remain on target.

Reasons for the Decision(s)

The REMOURBAN project is funded through the European Commission's (EC) Horizon 2020 programme and is a demonstrator project that will be an exemplar of sustainable retrofitting of existing housing in order to reduce fuel poverty and lower significantly CO2 emissions. The overall costs of the activities detailed in this delegated decision are covered fully by the existing REMOURBAN funding award and based on current projects, the overall project costs can be contained within the REMOURBAN funding award.

One of the reasons the project was chosen by the EC was that it offered the opportunity to externally retrofit, to a very high standard, 8 different archetypes of housing, so that the results of the retrofitting could be monitored and replicated across other cities in the UK and Europe.

The majority of the houses in the demonstration area of Sneinton, that are being retrofitted, are social housing, owned by Nottingham City Council (NCC) and managed by Nottingham City Homes (NCH). Both NCC and NCH are keen to bring forward design and procurement opportunities, that ensure exemplar sustainable urban design around the needs of the community, in order to deliver design excellence. It is also important that this work leaves a legacy - an area where people want to live and work and that provides economic, social and environmental benefits alongside personal wellbeing.

Wayne Hemingway Design Ltd is one of the leading design companies in the field of sustainable urban living and will only accept work that is of interest to the company, that builds skills and competence in other organisations and that aligns to its ethos of citizen centred innovation in urban living . After visiting Sneinton and discussing the aspirations that NCC and NCH officers have for the project Wayne Hemingway has agreed to be involved and to support both organisations design and deliver the deep retrofit model that will achieve the Government's aspirational 2050 zero carbon standards. This will also include innovation in both the procurement of the contractors and the financial model involved. All of these elements will be an exemplar in the holistic design and delivery of sustainable urban living.

The particular properties involved will be the 9 William Moss archetypes which present especially challenging design and delivery issues. Deep retrofitting these properties to meet the Government's 2050 zero carbon aspirations will set Nottingham apart in terms of innovation within the ultra low carbon agenda and align with the work in the integrated transport field as well as that of the Smart City agenda.

Other Options Considered:

Do Nothing - Rejected - as it would necessitate NCC following the standard procurement process and go out to open tender for design work that would be based on existing retrofit measures within standard industry specifications. The involvement of Wayne Hemingway Design will raise the level above and beyond that of the standard industry specification and enable the REMOURBAN project to achieve its aspiration in delivering exemplar levels of CO2 emission reductions and sustainable urban living that can also be tested against the Government's 2050 measure of deep retrofitting for zero carbon standards. Current standard specifications will not achieve this and will not move Nottingham forward in its goal to be an ultra-low emission city. NCC and NCH are also keen to test more innovative methods of procurement - looking for collaboration in the construction sector - in order to achieve much higher levels of CO2 emission reductions. Part of this will be to procure performance outputs (x amount of CO2 emissions over y time) with a performance guarantee.

Deliver the design specification using internal resources: Rejected - NCC and NCH are rightly proud of their achievements around reducing fuel poverty through the external retrofit of properties but would readily agree that most of this is at the basic level and that the involvement of Wayne Hemingway Design will raise the bar in terms of what can be delivered. The specific archetypes of the William Moss buildings provides extreme challenges around the way design can be used to address the issues of external retrofitting to achieve significant reductions in CO2 emissions. Using these 9 properties to demonstrate deep retrofitting to the Government's 2050 zero carbon standard will set Nottingham apart, in terms of innovation and design excellence. NCC and NCH need the additional design expertise and support of an external specialist, with a proven track record of innovation in sustainable urban design - alongside the ability to create places and environments where people want to live. Importantly, one of the key reasons for the involvement of Wayne Hemingway Design is that it will be used to both build skills and competence within the organisations, through joint working and knowledge transfer, as well as delivering excellence for the REMOURBAN project. This will then provide NCC and NCH with experience and credibility that can be used to advise and address issues in other cities in the UK and Europe and align with the emerging Smart Cities agenda.

Background Papers:

Published Works:

Leader's Key Decision no. 1797, December 2014

Affected Wards:

Dales, St Ann's

Colleague / Councillor Interests:

n/a

Dispensation from Financial Regulations:

Yes

Consultations:

Those not consulted are not directly affected by the decision.

Crime and Disorder Implications:

The activities connected to this Delegated Decision do not impact on any Crime and Disorder policy or activity.

Equality:

EIA not required. Reasons: This decision does not relate to new or changing policies, services or functions.

Social Value Considerations:

n/a

Relates to Council Property Assets:

Yes

Decision Type:

Portfolio Holder

Subject to Call In:

Yes

Call In Expiry date:

09/09/2016

Advice Sought:

Legal, Finance, Procurement, Property

Legal Advice:

Providing that the funding issue raised within the Finance advice is addressed then the proposal raises no legal issues and is supported. Advice provided by Malcolm Townroe (Legal Services Manager) on 04/08/2016.

Finance Advice:

Delegated decision number 1797 approved total expenditure of £3.566m in respect of the REMOURBAN project funded from the European Union's Horizon 2020 Research and Innovation programme. There is a dedicated team within the Council co-ordinating this project and as outlined in the decision, expenditure and activities are eligible for claiming against and can be contained with the REMOURBAN funding award. Furthermore the overall project costs remain on target within the approved funding outlined in delegated decision number 1797.

In commissioning Wayne Hemmingway Design Limited to deliver this service, dispensation from contract procedure rule 5.1.1 is required under financial regulation 3.29 for operational reasons.

Advice provided by Maria Balchin (Finance Analyst) on 16/08/2016.

Procurement Advice:

This report seeks approval, using clause 3.29 of Financial Procedure Rules on grounds of operational issues for a value below key decision level, to dispense with the requirement under clause 5.1.1 of Contract Procedure Rules to seek three quotes. If the dispensation is granted, then the requirements of Contract Procedure Rules will be satisfied and there would be no procurement concerns. Hemingway Design is an award-winning company with a strong track record in delivering innovative and successful urban design and regeneration projects. Having discussed the background and desired outcomes of the project with the service area, Procurement supports this proposal. Advice provided by Jonathan Whitmarsh (Lead Procurement Officer) on 28/07/2016.

Property Advice:

The proposals are supported from a Strategic Property perspective given that all project costs are covered within the approved REMOURBAN grant funding including the £30k identified in the Finance advice above. Advice provided by Kevin Shutter (Director - Strategic Assets & Property) on 16/08/2016. Advice provided by Kevin Shutter (Director of Strategic Assets & Property) on 18/08/2016.

Signatures

Jon Collins (Leader of the Council)
SIGNED and Dated: 02/09/2016
David Bishop (Deputy CE, CD for Development and Growth)
SIGNED and Dated: 19/08/2016
Theresa Channell (Head of Corporate and Strategic Finance) - Dispensation from Financial Regulations
SIGNED and Dated: 31/08/2016
Chief Finance Officer's Comments: