

# Decision Pathway – Report



**PURPOSE:** [Key decision](#)

**MEETING:** [Cabinet](#)

**DATE:** [04 October 2022](#)

<b>TITLE</b>	<b>Temple Quarter Grant Funding Agreements</b>		
<b>Ward(s)</b>	City Wide		
<b>Author:</b> Abigail Stratford	<b>Job title:</b> Head of Regeneration		
<b>Cabinet lead:</b> Mayor	<b>Executive Director lead:</b> Stephen Peacock, Executive Director Growth and Regeneration		
<b>Proposal origin:</b> <a href="#">Mayor</a>			
<b>Decision maker:</b> <a href="#">Mayor</a> <b>Decision forum:</b> <a href="#">Cabinet</a>			
<b>Purpose of Report:</b> <ol style="list-style-type: none"><li>1 To seek approval to enter into a Flow Down Agreement with the West of England Combined Authority ('WECA') and a Collaboration Agreement with WECA, Network Rail and Homes England which provides a framework for Bristol City Council to apply for and secure funding to deliver Infrastructure Items within Temple Quarter that will facilitate the delivery of new homes and commercial development.</li><li>2 To note further Cabinet approval will be sought to enter into subsequent agreements to drawdown and spend infrastructure funding to deliver projects and facilitate the housing and commercial outcomes.</li><li>3 To highlight the intention to explore options for, and enter into, a joint venture vehicle with the Temple Quarter partners and to jointly appoint a delivery partner to facilitate delivery of the Temple Quarter Programme.</li><li>4 An update on the Temple Island Enabling Works project.</li></ol>			
<b>Temple Quarter Regeneration Programme</b> <ol style="list-style-type: none"><li>1. The Temple Quarter Regeneration Programme is one of the largest re-development opportunities in the UK. It covers around 130 hectares of land in central Bristol with the potential to create 22,000 jobs, a minimum of 10,000 homes and an economic boost of £1.6 billion per annum to the region. The programme has successfully secured £94.7m in funding from the Brownfield and Investment Land Fund (BIL) from the Department of Levelling Up, Housing and Communities administered by Homes England. This funding will support infrastructure improvements to the area surrounding Bristol Temple Meads Station, including three new entrances to the station. These entrances are strategic enablers that will unlock the first phase of the programme including 2,476 new homes and a deliver around 2,200 jobs by 2030. In addition, to the significant housing and economic benefits, the programme will also deliver wider environmental and social benefits including integrated flood defences, local employment and skills opportunities, new open spaces, a network of green infrastructure increasing biodiversity and enabling low-carbon travel across the area, world class placemaking which is accessible and inclusive and sustainable new development supporting Bristol's ambition to be carbon neutral by 2030.</li></ol>			

## Grant Funding Agreement

2. The Bristol Temple Quarter Regeneration Programme Outline Business Case ('**OBC**') dated February 2021 was submitted by WECA on behalf of Network Rail ('**NR**') and Bristol City Council ('**BCC**') to Homes England ('**HE**'). The OBC set out a series of infrastructure projects (as set out in Appendix 1) ('**Infrastructure Items**') to be delivered mainly by the NR and BCC and a request for funding from central government.
3. As noted in the Temple Quarter Cabinet Report approved in August 2022, WECA has since secured £94.7m of BIL funding administered by HE. This funding will support infrastructure improvements to the area surrounding Bristol Temple Meads Station, including three new entrances to the station. It will unlock land for housing and employment, create sustainable transport interchanges and enable high quality placemaking.
4. WECA has entered into a Grant Funding Agreement (**GFA**) with HE to deliver the Infrastructure Items that will facilitate the delivery of circa 2476 new homes and 44,000 sqm of commercial space by various parties. HE requires WECA to enter into flow down agreements with BCC and NR in similar terms through which certain of its obligations, responsibilities and risks under the GFA are assumed by NR and BCC respectively – the grant flow down agreements – in order that they can access the funds and between them deliver the infrastructure items.
5. BCC will now enter into the following agreements:
  - I. A legally binding Collaboration Agreement (**Collaboration Agreement**) with NR, HE and WECA which will set out how the partners will work collaboratively for the duration of the whole programme, with the aim of satisfying the delivery obligations under the GFA and Flow Down Agreements. The Collaboration Agreement recognises HE's role as landowner and delivery partner in the scheme as well as providing grant under the GFA. The Collaboration Agreement sets out a process for a partner to be responsible for producing a delivery plan for each Infrastructure Item in return for payment of delivery plan costs (Delivery Plan) and to present these to WECA and partners for approval. Each Delivery Plan will set out the party who will be responsible for delivering each element of the Infrastructure Item, detailed costs, any land assembly arrangements and a risk allocation. When a Delivery Plan is agreed between the parties, the relevant party will then be responsible for the delivery of the agreed element of the Infrastructure Item pursuant to a Flow Down Agreement (see below) and grant offer letter. At this point any cost overrun, unless agreed otherwise will rest with the Council, where they have agreed to become a delivery partner for specific infrastructure items. Under the Collaboration Agreement the parties agree to work together to mitigate and manage any cost increases and cost overruns. WECA, BCC and NR also agree to share programme delivery risk i.e. the risk arising prior to agreement of the Delivery Plans. If a Delivery Plan is not agreed between the parties or the Infrastructure Item(s) cannot be delivered for the agreed sum then the modified Flow Down Agreement will not be agreed, the project does not progress, and the parties will not proceed with the Infrastructure Item and no party is liable to incur any further costs. The Collaboration Agreement also contains a commitment to explore potential joint venture working arrangements (possibly a JV Co) and a joint delivery partner to aid delivery of the programme
  - II. A flowdown agreement (**Flow Down Agreement**) under which WECA will flow down the funding WECA receives from HE to BCC together with certain of its obligations, responsibilities and risks under the GFA, albeit subject to the terms of the Collaboration Agreement and which will include the conditions that will need to be met for BCC to draw down funding to cover the costs of delivering the Infrastructure Items. BCC also agrees to use reasonable endeavours to help deliver the Housing Outputs and Commercial Outputs. The expectation is that the Council will enter into an initial Flow Down Agreement (together with the Collaboration Agreement) by the end of October signalling its general agreement to key aspect of the programme (eg the reinvestment strategy and the Outcomes),

but that further modified flow down agreements (together with grant offer letters) will be entered into when the parties agree the detail of relevant Delivery Plans for each Infrastructure Item and secure the funding. (NR will also enter into a flow down agreement with WECA). Further Cabinet approval will be sought before entering any such further/modified Flow Down Agreement (and grant offer letter with WECA) as this is the point at which the commitments become operational.

A summary of the Infrastructure Items is set out at Appendix 1. To facilitate the delivery of the housing and commercial outcomes some land acquisition is required.

6. The Flow Down Agreement makes provision for the proceeds of sale of certain land owned by BCC and other partners and other potential income linked to certain sites owned by BCC and other partners where infrastructure funding is invested, to be reinvested into Phase 2 of the Temple Quarter ("**Reinvestment Strategy**"). Phase 2 includes the St Philips Marsh area and it is expected when completed to result in the regeneration of 57 hectares of brownfield land and up to 10,000 homes and 22,000 jobs for the wider area. A summary of the Reinvestment Strategy is set out at Appendix 2. It should be noted that this, in effect, commits the parties including BCC to use sale proceeds for Phase 2 unless otherwise agreed.
7. The GFA provides some funding to resource additional posts within the Joint Delivery Team (**JDT**), which is responsible for delivering the regeneration of Temple Quarter. However, additional resource will be required alongside this investment to bolster capacity in the JDT to deliver this ambitious regeneration programme. Approval is therefore sought to submit a funding bid to WECA for up to £7.843m to fund additional posts in the JDT until 2026/27.
8. The partners have been discussing how best to work together to deliver the Programme. They are exploring the establishment of a joint venture vehicle (**JV**) (comprising a corporate entity – most likely a company limited by guarantee) and/or jointly appointing a delivery partner to support delivery of the programme. Approval is being sought for the Council to enter into such a JVCo (should this be agreed between the partners) and authority for the Executive Director, together with the S151 Officer and the Monitoring Officer, to negotiate and agree with partners both the form, constitution and governance arrangements in relation to this body, and the role, responsibility and selection of a delivery partner. It is anticipated that the JVCo will employ the JDT, appoint and manage the joint delivery partner and manage delivery of the programme. Further Cabinet approval will be sought before transferring any further responsibilities to the JV.

### **Temple Island Update**

9. At the 4<sup>th</sup> February 2020 Cabinet meeting, Cabinet approved the proposal for the Council to enter into an Agreement for Lease with Legal & General (L&G) and, separately, to allocate repurposed EDF funding of up to £32m to support the Temple Island Enabling Works project.
10. At the 6<sup>th</sup> October 2020 Cabinet meeting, Cabinet approved the Council, subject to the approval of the bid to WECA/West of England LEP, to take all steps required to spend the repurposed EDF funding of up to £32m on the Enabling Works including the procurement of all contracts (goods, services or works).
11. At the 9<sup>th</sup> March 2021 Cabinet meeting, Cabinet authorised the Executive Director for Growth and Regeneration, in consultation with the Mayor, Deputy Mayor, Finance Governance and Performance, the S.151 Officer, and Director of Legal Services, to agree the final schedule of enabling works to support the opening up and servicing of the Temple Island site, to secure the variation of any WECA approvals necessary, and to defray this funding in accordance with the terms of the funding decision and in line with all appropriate procurement routes.

12. At the 5<sup>th</sup> October 2021 Cabinet meeting, Cabinet authorised the spend of grant secured from WECA of up to £32m including procuring and awarding all contracts (including any over £500k) required to undertake and complete the Temple Island Enabling Works. Cabinet also noted that the projected spend profile of up to £32m presented in the report was subject to change due to the scale and complexity of the project, and this would be managed by the Executive Director of Growth and Regeneration in consultation with Finance officers.
13. At the 14<sup>th</sup> December 2021 Cabinet meeting, Cabinet authorised additional funding of up to £1.4m to enable the works set out in the report to be progressed and to be temporarily funded from capital contingency. Cabinet authorised the Executive Director of Growth and Regeneration in consultation with S151 officer, monitoring officer and the Mayor to enter into all contracts required for the delivery of this work (for the avoidance of doubt, including contracts with a value of over £0.5m). The report noted that the additional funding will be met by the Council until such time that WECA agrees a grant offer letter and that a decision may be taken in December by the WECA Joint Committee. Following the 14<sup>th</sup> December 2021 Cabinet meeting, the WECA Joint Committee meeting was held on 17<sup>th</sup> December 2021 and the associated Change Request (submitted July 2021) was approved so that the Grant Offer Letter (GOL) could be released and allowed the funding of up to £32m to be used. Therefore, the Enabling Works project did not require the £1.4m requested in the 14 December 2021 Cabinet meeting.

**Project progress since reported at 5 October 2021 Cabinet meeting:**

- Site Remediation and Structural Fill work packages completed RIBA Stage 2 and are now proceeding with RIBA Stage 3.
- Plot 12 Access Improvements and Utilities Reinforcement and Infrastructure work packages completed RIBA Stage 3 and are now proceeding with RIBA Stage 4.
- Ground investigation and associated factual report related to Site Remediation completed and continued engagement with the Environment Agency to agree the remediation strategy prior to the submission of the related planning application.
- Continued engagement with utilities statutory authorities.
- Procurement strategy for River Walls Repairs work package revised following engagement with the Council's Highways Structures team resulting in two distinct procurement packages – (1) removal of vegetation and further condition survey; (2) river wall repairs. This will provide the Council with greater cost certainty for the river wall repairs as the existing condition of the river walls will be known. The first procurement package (removal of vegetation and further condition survey) was awarded in August 2022 and will be completed by September 2022.
- Ground investigation associated with the A4 retaining wall awarded and contractor mobilised in August 2022.
- Completed site surveys associated with ecology status of existing site.

**Planned project progress for next 12 months:**

- Submit and obtain planning approval for proposed works.
- Complete RIBA Stages 3 and 4 for all work packages.
- Complete River Wall Repairs work package.
- Complete ground investigation and subsequent study associated with A4 retaining wall to determine options for vehicle restraint barrier.
- Continued engagement with L&G technical team throughout the Enabling Works design stages and L&G planning application process.

**Re-baseline programme and cost:**

The project programme has been significantly elongated since the baseline position and last reported. This is due to the following factors:

- delay to third party programmes, including the Developers LGIM which has impacted all work packages;
- a more conservative view of the remediation required;
- planning approvals needing to go to Secretary of State;
- revised scope and procurement strategy for river wall repairs package;
- delay to award of ground investigation contract associated with site remediation whilst awaiting approval of July 2021 Change Request and subsequent receipt of GOL.

14. These updates to the programme have resulted in the spend profile being re-profiled across the financial years. It is noted that both the project programme and spend profile now extend into 24/25 financial year which is consistent with the FBC submitted to WECA (Section 3.3, Table 21) and the subsequent WECA Decision Form (issued 19<sup>th</sup> October 2020).

15. There have also been further changes in cost categories where cost has been moved from one category to another. This is due to the identification of the following additional items:

- Five new budget allocations have been included in the Monitoring line item:
- Procurement
- Directorship
- Brocks Bridge - maintenance/bond
- Environment Agency Consultation
- De-vegetation works
- Re-assessment of Professional Services and associated costs to project manage and deliver the project.

16. None of the above changes affect the financial viability of the scheme as they are not expected to have any material impact on the FBC (Strategic, Management, Commercial, Economic or Finance Case) submitted to the WECA joint committee. While the project is in the process of finalising the implementation details for all the enabling works, it is confident that it will contain the scope of all the site wide enabling works within the £32M and does not foresee any need for additional funding to complete this mandate.

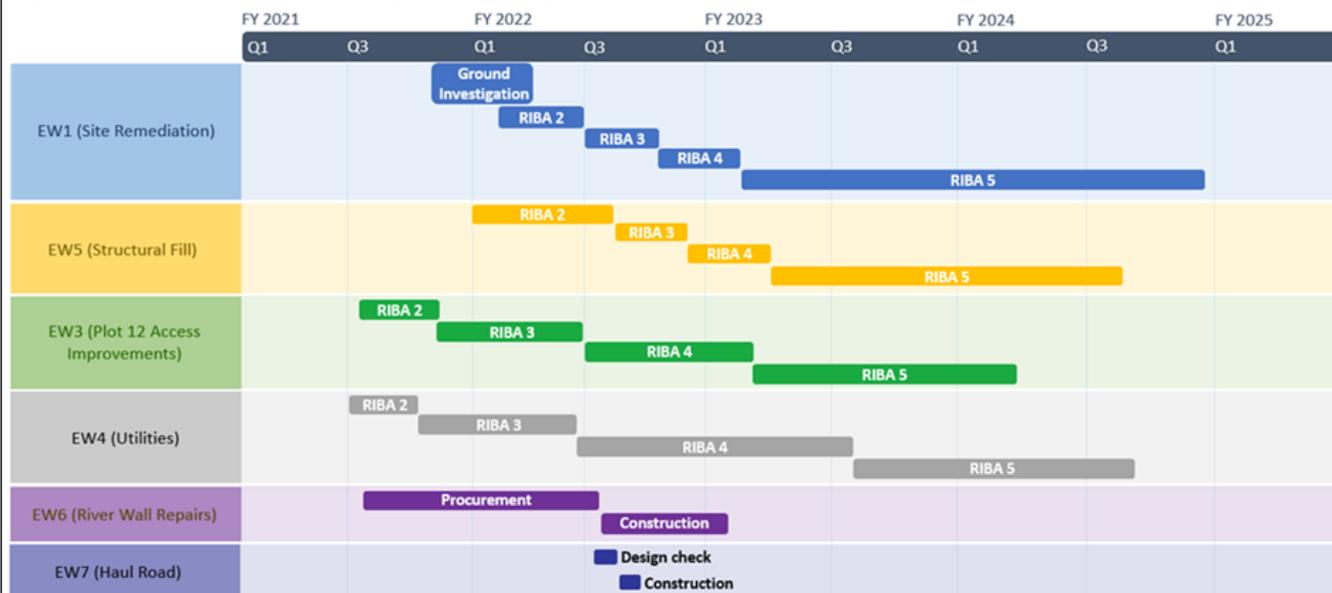
17. A Change Request to WECA, which was approved by S151 Officer, was submitted in May 2022. It is noted that the cost breakdown included in the referred Change Request is as per the “High Level Costs” reported to Cabinet in October 2021. This Change Request was approved at Joint Committee on 1 July 2022 with the subsequent Decision Notice being issued on 16 July 2022.

18. The high-level programme in figure 1 is based on the current project programme and captures the above referred programme elongation. The high-level anticipated cost plan provided in figure 2 is based on the current project cost forecast and captures the above referred changes.

19. Cabinet is asked to note that the high-level anticipated cost plan (figure 2) includes a risk and contingency budget item that will be held by the project to spend on unknowns, i.e. if/when risks emerge. Cabinet is also asked to note that the breakdown/allocation of the figures presented in the high-level anticipated cost plan (figure 2) are subject to change, which is anticipated for a project of this scale and complexity and will be managed by the Executive Director of Growth and Regeneration in consultation with Finance officers.

20. All works will be procured in line with Bristol City Council and public Procurement Rules and will be in consultation with the Delegated Authority group stated in the October 2021 Cabinet report.

**Figure 1: Temple Island Enabling Works – High Level Programme**



**Figure 2: Temple Island Enabling Works – High Level Costs**

Professional Fees	£4,435,942
BCC Fees	£1,306,823
A4 Slip road improvements/corkscrew/Bath Road junction	£1,200,000
Residual Contamination	£7,625,000
Infrastructure- Utilities on Site	£720,418
Utility Reinforcement	£4,320,000
Structural fill	£1,440,000
River wall restoration	£1,035,700
Haul Road	£220,000
Risk/Contingency	6,141,716
Construction Contingency	3,312,224
Inflation	242,177
	<b>£32,000,000</b>

Table 1

**Cabinet Member / Officer Recommendations:**

That Cabinet:

**Grant Funding Agreement:**

1. Authorises the Executive Director Growth and Regeneration in consultation with the Deputy Mayor and Cabinet member for Finance, Governance, Property and Culture, Director of Finance and Director Legal and Democratic Services to take all necessary steps to negotiate the terms of and thereafter enter into both the initial Flow Down Agreement with WECA (including the Reinvestment Strategy) and a Collaboration Agreement with WECA, HE and NR.

2. Authorises the Executive Director of Growth and Regeneration to (a) agree the terms of offer letters with WECA and thereafter draw down funding to prepare Delivery Plans for the relevant Infrastructure Items for which the Council is to be responsible (including procuring and awarding contracts in relation to all necessary services, including any in excess of £0.5m) and (b) submit these Delivery Plans to WECA. Noting that in the event that WECA are minded to approve the Delivery Plan, further approval will be sought from Cabinet prior to entering into the relevant offer letter and/or modified flow down agreement.
3. Authorises the Executive Director of Growth and Regeneration to submit an application to WECA for funding of up to £7.843m to increase capacity in the Joint Delivery Team, and to the extent that the application is successful to then accept and drawdown and spend this funding accordingly including procuring and awarding contracts over £0.5m.
4. Authorises the Executive Director Growth and Regeneration in consultation with Deputy Mayor and Cabinet member for Finance, Governance, Property and Culture, Director of Finance and Director Legal and Democratic Services to take all steps required to negotiate and agree with Network Rail, Homes England and WECA (a) the establishment of a joint venture arrangement (comprising a corporate body) (as summarised in the report) and (b) the appointment of a joint delivery partner, noting that further Cabinet approval will be sought to any transfer of BCC functions or responsibilities to the JV body.

**Temple Island Enabling Works:**

5. Authorise the Executive Director of Growth and Regeneration, in consultation with the Mayor, S151 officer and Director Legal and Democratic Services to continue spend of the grant secured from WECA of up to £32m and procure and award all contracts within the funding envelope (for the avoidance of doubt, including contracts with a value of over £0.5m) required to undertake and complete the Temple Island Enabling Works.
6. Notes that the high-level anticipated cost plan (figure 2) includes a risk and contingency budget item that will be held by the project to spend on unknowns.
7. Notes that the breakdown/allocation of the figures presented in the high-level anticipated cost plan (figure 2) are subject to change and may be amended by the Executive Director of Growth and Regeneration in consultation with Deputy Mayor and Cabinet member for Finance, Governance, Property and Culture and Finance officers within the overall funding envelope outlined in this report. Any changes to the cost plan will be subject to acceptance of a Change Request by the Joint Committee as per the funding terms.

**Corporate Strategy alignment:**

The proposals align with a number of corporate priorities, including:

- Develop a diverse economy that offers opportunity to all;
- Deliver 2,476 homes, to help deliver the requirement to have homes built in Bristol each year;
- Develop an inclusive economy that offers opportunity to all and makes quality work experience and apprenticeships available to every young person; and
- Reduce social and economic isolation and help to connect people to people, people to jobs and people to opportunities.

**City Benefits:**

Significant city benefits are anticipated to accrue through the redevelopment of the University Campus, Station redevelopment and development of the Temple Island site. Overall, the Temple Quarter regeneration programme (including Phase 2) is anticipated to deliver 22,000 new jobs, up to 10,000 new homes and an economic uplift to the local economy in the region of £1.6billion per annum from 2041.

The Temple Island Enabling Works alone will deliver 270 gross annual new jobs and £16m of net GVA to the West of England economy two years after construction start.

**Consultation Details:**

Engagement took place in 2019 to inform an emerging Development Framework. This included:

- Phase 1: You said, we’re listening – which sought to gather feedback on what is good and bad in the area today and aspirations for its future
- Phase 2: You said, we’re doing – where emerging ideas were presented and feedback sought to refine proposals.

A range of stakeholders, businesses, residents, neighbouring communities and transport groups were involved. The information has been used to draft a vision for the different character areas and set out initial ideas and proposals.

Over the last year engagement has taken place with businesses across Temple Quarter and St Philip’s Marsh which includes a survey and 1:1 meetings. In November 2021-January 2022 engagement took place on principles and concepts for Mead Street followed by a consultation from May to early July 2022 on the Mead Street Development Brief. There has also been engagement and consultation around specific development proposals which are already progressing such as changes to Temple Meads railway station, Silverthorne Lane, and the University of Bristol by those organisations leading these development projects.

Funding is now enabling a programme of engagement to re-start with local communities and representative organisations designed to build awareness and discussion around the proposed regeneration. An increase in business engagement is planned, and a consultation on the draft Bristol Temple Quarter Development Framework will take place in late 2022/early 2023.

**Background Documents:**

November 2017, July 2019, February 2020, October 2020, and March 2021, October 2021 and December 2021 Cabinet Reports (which can be accessed via the following weblink: [ModernGov - bristol.gov.uk](https://www.moderngov.com/d/5290267/summary/bristol-gov-uk)).

<b>Revenue Cost</b>	<b>£7.843m</b>	<b>Source of Revenue Funding</b>	Grant Funding – WECA
<b>Capital Cost</b>	<b>£</b>	<b>Source of Capital Funding</b>	
<b>One off cost</b> <input checked="" type="checkbox"/>	<b>Ongoing cost</b> <input type="checkbox"/>	<b>Saving Proposal</b> <input type="checkbox"/>	<b>Income generation proposal</b> <input type="checkbox"/>

**Required information to be completed by Financial/Legal/ICT/ HR partners:**

**1. Finance Advice:**

The report seeks approval for the Council to entering into a Grant Flow Down Agreement with West England Combined Authority (WECA) and other partners, which includes the Reinvestment Strategy and Collaboration Agreement, as part of the Bristol Temple Quarter Regeneration Programme.

The agreement will provide a framework which sets out the process for agreeing the delivery plans, how programme

risk is shared including provisions, where the delivery plans are either not agreed or cannot be delivered for the maximum sum, then the parties will not be liable for the development costs.

The agreement supports the Council and Partners to manage and mitigate any cost increase and programme level risks, by considering pausing or delaying delivery, identifying alternative sources of funding and/or other delivery mechanisms to generate the same outputs.

The agreement will also cover provision of capital receipts and other potential income linked to certain sites owned by the Council and Partners. However, this will be subject to the terms of the Collaboration Agreement and so only effectively cover delivery plans at which point there will be a modified flow down agreement.

The actual value of the sites included in the Reinvestment Strategy will be determined based on an independent red book valuation. There is also an agreement in principle to compensate the council for the loss of parking revenue for one site.

The report further seeks approval to secure and spend up to £7.843m (see table 1) funding from WECA to increase capacity in the Joint Delivery Team. The total funding ask will support the delivery of the Temple Quarter Regeneration Programme (TQPR) over 4 years 23/24 to 26/27.

Table 1 – Cost Breakdown to support TQPR

Description	Investment Fund (£)
In house staff costs	£3.868m
Strategic Partner/External Consultants	£2.725m
Other Delivery Costs	£1.25m
<b>Total</b>	<b>£7.843m</b>

The report is also seeking to highlight the intention to explore options to enter a joint venture arrangement (JVA) with the delivery partners. The due diligence of the JVA will be undertaken, to assess the feasibility of the proposal. It is vital that any option proposed ensures that risks are adequately managed and that the Council is not exposed to additional cost implications, such a vehicle cannot have authority to commit the Council or it's partners to any new financial obligations or cost overruns.

The agreement also relates to carrying out the enabling works budgeted at £32m at Temple Island from the WECA EDF fund, which includes a risk and contingency budget to cover unexpected cost. The partners are working together to forecast total cost on a periodically basis, to ensure that cost does not exceed the approved funding.

**Finance Business Partner:** Archa Campbell - Finance manager – 20 September 2022

## 2. Legal Advice:

Earlier in the year WECA entered into a Grant Funding Agreement with Homes England to secure the £94.7m for investment in infrastructure in Temple Quarter, albeit WECA is not in a position to deliver the various projects itself. The Council (and Network Rail) are each being asked to enter into an Agreement with WECA (Flow Down Agreement) in order to access the funding and deliver the infrastructure items. The terms of the initial flow down agreement have not yet been finalised but in broad terms they seek to pass down certain of the obligations, responsibilities and risk

currently falling on WECA under its Grant Funding Agreement. An initial flow down agreement will cover the period up to the preparation and submission of delivery plans and further modified flow down agreements will be entered into to implement agreed delivery plans.

Cabinet is asked to authorise the Executive Director, with support from finance and legal colleagues, and in consultation with the Cabinet member, to negotiate and agree the final terms of the initial flow down agreement.

A particular aspect to note in the initial agreement is the commitment in the Reinvestment Strategy (which forms part of the Flow Down Agreement) requiring the proceeds of sale, or other income, derived from land benefitting from the infrastructure works, to be invested in further infrastructure in Temple Quarter. Plainly this income will not therefore be generally available for other Council priorities.

In order to address some of the issues raised by both Network Rail and the Council over both the principle behind the flow down agreement and the detailed terms, the parties have agreed to conclude a Collaboration Agreement, which also involves Home England. The principal aims of the Collaboration Agreement are set out in the report.

Cabinet is asked to authorise the Executive Director to implement the Collaboration Agreement and secure the funding needed for the preparation of the delivery plans and procure all necessary support to produce these – including where the cost is above the key decision threshold (without further reference to cabinet).

Cabinet is also being asked to agree to the partners establishing joint working arrangements, most likely a company limited by guarantee, and to authorise the Executive Director to negotiate and settle the form of this arrangement. This will include the constitution, governance arrangements and resourcing etc.

Further Cabinet approval will be required in due course in respect of;

- committing to delivery of each infrastructure item - following WECA Delivery Plan Approval
- transferring any Council responsibilities to a corporate joint venture vehicle.

Authority is also sought to bid for further funding from WECA to support the expansion of the Joint Delivery Team; and subject to the outcome, and without further reference to cabinet, to then use this to secure the necessary additional resource.

Cabinet is also asked to reaffirm the authority for the Executive Director to deliver the Enabling Works, including procuring contracts in excess of £0.5m, without further reference to Cabinet.

All procurement and commissioning activities will need to comply with the usual procurement regulations and the Councils own procurement rules.

**Legal Team Leader:** Eric Andrews, Legal Services 22 September 2022

**3. Implications on IT:** There are no implications on IT in regard to this activity.

**IT Team Leader:** Alex Simpson – Senior Solution Architect 26 August 2022

**4. HR Advice:** Recommendation 3 seeks to increase the capacity of the Joint Delivery Team, which is predominately employed by BCC on BCC terms and conditions. Depending on the nature of the additional capacity required there are other options, including agency and 'statement of works' arrangements, which should be explored in order to ensure value for money is achieved. Exemption/dispensation will need to be sought via the appropriate recruitment controls process. Recommendation 4 seeks approval to enter into a joint venture arrangement with other parties. This could involve the transfer of BCC staff, which would need to be done in line with the law and the Council's policies.

**HR Partner:** James Brereton (Head of Human Resources), 26th September 2022

<b>EDM Sign-off</b>	Stephen Peacock, Executive Director Growth and Regeneration	26 July 2022
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<b>Cabinet Member sign-off</b>	Mayor	23 September 2022
<b>For Key Decisions - Mayor's Office sign-off</b>	Mayor's Office	5 September 2022

<b>Appendix A – Further essential background / detail on the proposal</b>	<b>YES</b>
<b>Appendix B – Details of consultation carried out - internal and external</b>	<b>NO</b>
<b>Appendix C – Summary of any engagement with scrutiny</b>	<b>NO</b>
<b>Appendix D – Risk assessment</b>	<b>YES</b>
<b>Appendix E – Equalities screening / impact assessment of proposal</b>	<b>YES</b>
<b>Appendix F – Eco-impact screening/ impact assessment of proposal</b>	Choose an item.
<b>Appendix G – Financial Advice</b>	<b>NO</b>
<b>Appendix H – Legal Advice</b>	<b>NO</b>
<b>Appendix I – Exempt Information</b>	<b>No</b>
<b>Appendix J – HR advice</b>	<b>NO</b>
<b>Appendix K – ICT</b>	<b>NO</b>
<b>Appendix L – Procurement</b>	<b>NO</b>