

COUNCIL – 2 SEPTEMBER 2010

QUESTIONS RAISED BY MEMBERS OF THE COUNCIL

QUESTION SUBMITTED BY COUNCILLOR SHAW TO THE CABINET MEMBER – HEALTH AND SOCIAL CARE (COUNCILLOR PORTER)

"In her capacity as the Cabinet Member "overseeing" the Southport Market redevelopment project, I wish to ask the Cabinet Member the following:

1. What costs have been incurred to date on the project, split between (a) works and (b) consultants' fees?
2. In relation to (b) consultants' fees, how much has been charged by individual consultants?"

RESPONSE BY THE CABINET MEMBER – HEALTH AND SOCIAL CARE

Costs incurred in the delivery of the project up to 31/08/10 total £278,674.

These are split as follows between works and fees as follows;

Works	- £ 15,237
Fees	- £ 263,438

Of the above, £254,419 have been paid to external consultants. The areas of work covered by these fees are as follows;

- Design and Contract Administration
- Specialist Design Input
- Study into temporary trading location
- Liaison with Market Traders re Vacant Possession
- Serving of formal S25 Notices to traders
- Independent assessment of Business Plan
- Development of a Cost Plan and Business Case
- Development of Trader Equipment Fit Out
- Assisting the Council in Trader Debt recovery
- Marketing and Letting

The Consultants used were Capita Symonds, Quarterbridge and Fittons.

Much of the fee expended has been associated with the detailed design work and surveys undertaken by Capita Symonds, as the Council's consultant partner, to take the project from inception to the completion of tender stage. Fees have also been paid to Quarterbridge as the Council's appointed specialist market advisor. Their commission has been to assist the Council

and Capita design team in the detailed design element of the market, the completion of a study into temporary trading locations (when this was explored as an option), the completion of a business case to ensure, as far as possible, that the refurbished market is viable and detailed negotiations with the traders over new and existing leases. A commercial agent was also engaged to carry out an independent assessment of the Business Plan

The project team considered that it was essential to engage specialist consultant support to ensure that the design of the new facility and the rental levels and associated terms of new agreements with traders were realistic.

The engagement of Consultants to assist in the delivery of major Capital schemes has been Council Policy, particularly when Consultants bring specialist knowledge or skills.

Recent examples include the engagement of Levitt Bernstein, as heritage architects, to undertake the feasibility study associated with the Southport Cultural Centre project, and, as sub consultants to Capita, to complete the architectural design. DBA, specialist cultural consultants, were also appointed to assist the Council in the development of the Business Plan.