

Decision Maker (Post Title)	Director of Placemaking and Housing
Subject of the decision	Selby Urban Village
Date of decision	31 May 2024
Decision	Selby Urban Village Project: Approve spend and a variation to the existing KCA contract for design and architectural services for the Selby Urban Village masterplan.
Reasons for the decision	<p>In September 2023, the Council’s Cabinet awarded a contract to KCA to the value of £757,172 to lead a multidisciplinary design team to develop the design of the Selby Urban Village Masterplan and the submission of detailed planning applications for the Project.</p> <p>The Council needs to vary the existing contract with KCA to allow for additional work required to support the planning applications and progress the project. This work follows the conclusion of the design and cost optimisation review of the Project and includes the development of an outline planning application for the proposed sports hall, a summary of the design review and additional/updated surveys, which now need to be completed given the delay caused by the design and cost review.</p> <p>KCA are best placed to complete these additional workstreams given their work on the Project to date and their existing commission.</p>
Details of any alternative options considered and rejected by the officer when making the decision	<p>Officers considered the following alternative options:</p> <p><u>Procure another architect to develop and submit the planning application</u></p> <p>Officers considered undertaking a procurement process to secure architects to develop the outline planning application for the sports hall. However, on review it is clear that it will be far more cost efficient for the Council to award the contract directly to KCA given that they have developed much of the design work already, have the benefit of the pre application meetings held with the Local Planning Authority and Quality Review Panel in Enfield and will be able to progress the discussions on the outline planning application at the same time, as the detailed planning applications so there will be a reduced pre-</p>

	<p>application fee. It is also the case that they can utilise the surveys they will be commissioning for the detailed planning applications, as opposed to a new firm having to commission new survey information. It is also the case that utilising KCA to develop the outline planning application will be more time efficient, which is critical given the need to meet the strict funding deadlines that need to be met to ensure that the Levelling Up Funding is not lost. As such this option is not recommended.</p> <p><u>Not progress an outline planning application</u></p> <p>Officers have considered not progressing an outline application for the proposed sports hall. However, this option is not supported by our Partners the Selby Trust, who are committed to securing the funding for the new sports hall to ensure that the original vision and objectives of the scheme are maintained. This option is also contrary to the agreement made between the Council and the Selby Trust during the sports option appraisal process of the design and cost review.</p> <p><u>Direct instruction of site investigation and planning reports</u></p> <p>This option would place liability for the accuracy and correctness of the updated/additional survey information on the Council, with KCA retaining liability for the surveys completed that do not need updating. Placing liability for all of the survey information supporting the planning applications with KCA is a preferable outcome for the Council. It is also the case, that several separate procurement exercises would be required, which would have a significant impact on resourcing and compromise the planning submission date.</p>
<p><u>Conflicts of interest – Executive decisions</u></p> <p>Details of any conflict of interest declared by a Cabinet Member who is consulted by the officer which relates to the decision and details of dispensation granted by the Council’s Head of Paid Service</p>	<p>N/A</p>
<p><u>Conflicts of interest – Non executive decisions</u></p> <p>Where the decision is taken under an express delegation e.g. by a Committee, the name of any Member who declared a</p>	<p>N/A</p>

<p>conflict of interest in relation to this matter at the committee meeting,</p>	
<p>Title of any document(s), including reports, considered by the officer and relevant to the above decision or where only part of the report is relevant to the above decision, that part)</p> <p>These documents need to be attached to the copy of this record/statement kept by the Authority but must not be published if they contain exempt information</p>	<p>Contract award to KCA for design and architectural services for the Selby Urban Village masterplan</p>
<p>Reasons for exemption with reference to categories of exemption specified overleaf, or</p> <p>Reason why decision is confidential (see overleaf)</p> <p>Note: decisions containing exempt or confidential information falling within the categories specified overleaf are not required to be published.</p>	<p>The exempt information is not for publication as it contains information classified as exempt under the following categories (identified in the amended Schedule 12A of the Local Government Act 1972):</p> <p>Information relating to the financial or business affairs of any particular person (including the authority holding that information).</p>
<p>Signature of Decision Maker</p>	
<p>Name of Decision Maker</p>	<p>David Joyce</p>

Does the decision need to be published?

Yes

No