



The Appendix of this report is Exempt/Confidential under
Access to Information Procedure Rules 10.4 (3)
and will be circulated at the meeting

Report of the Director of City Development

To : Executive Board

Date: 2 September 2008

Subject: ROUNDHAY MANSION – PROGRESS UPDATE

Electoral Wards Affected:

ROUNDHAY

Ward Members consulted
(referred to in report)

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

Eligible for Call In

Not Eligible for Call In

(Details contained in the report)

EXECUTIVE SUMMARY

This report updates Executive Board on the progress made in the marketing of the Roundhay Mansion. The report recommends the preferred bidder for the lease of the Mansion and seeks approval to enter into a lease with that bidder.

1.0 PURPOSE OF THE REPORT

- 1.1 This report updates Executive Board on the progress made with the letting of the Roundhay Mansion as a restaurant/function facility and recommends a preferred bidder. The report seeks approval to enter into a lease with that bidder and the expenditure of capital monies which form part of the Landlord's improvements to the premises.

2.0 BACKGROUND

- 2.1 The Roundhay Mansion is a Grade II Listed building located on the edge of Roundhay Park. For many years the building was used by Craven and Gilpin as a café/bar/function venue, however, they surrendered their lease in 2003.
- 2.2 Since that time, significant investment has been made in the external fabric of the Mansion and a new Visitor Centre and Education Centre has also opened. In December 2005¹, the Council's Executive Board approved an injection of funds into the Capital Programme including £407,250 of Heritage Lottery Funding for the refurbishment of the Roundhay Mansion and the development of the Visitor and Education Centres, at a total cost of £1.9m.
- 2.3 Following an unsuccessful marketing exercise undertaken in 2006, Executive Board on 17 October 2007² agreed to the remarketing of the opportunity on the basis that the Council makes a contribution towards the cost of the initial capital fit out works. Following a procurement exercise Christie and Co were appointed as specialist agents for the marketing of the Mansion. The Mansion was marketed in February of this year and generated interest in the market with some 200 requests for marketing details. Accordingly, the Council sought firm expressions of interest with outline proposals during April 2008.

Members will recall that on the 16 April 2008 Executive Board³ agreed the evaluation methodology to be used in assessing the bids. The evaluation criteria used placed an appropriate emphasis on the quality of the operation and was not solely based on price (financial aspect of the bids).

- 2.4 Executive Board agreed that 60% of the evaluation would be based on quality criteria with price accounting for the remaining 40%. It was also agreed that in order for a bid to be considered it must achieve more than 45% of the marks available for quality, to ensure that the selected operator provided a level of operation that met the Council's expectations. The 60% of the marks that were weighted to quality took account of the following elements:-

Quality element	Sub-criteria	Weighting
Nature of the offer	Overall quality of the proposal and concept put forward	30%
	Extent of the operation and proposed hours of business	
	Suitability of the proposal to the heritage context of the Roundhay Mansion and its Park setting	
	Suitability in Planning Terms	
	Unique qualities or added value of the proposal	

Quality element	Sub-criteria	Weighting
Deliverability of the proposal	Financial strength of the bidder. Proof of funds in place to deliver the bid Robustness of the capital expenditure plan Experience of the bidder in delivering similar schemes Robustness of the business proposal put forward	25%
Quality Assurance	Robustness of the quality assurance processes in place and/or proposed by the bidder.	5%

2.5 In addition to the above, bidders were also asked to provide a mark-up of the Council's draft lease as part of their best and final offer. On this basis the officers have been able to consider the ease with which the Council will be able to agree lease terms that will be acceptable to both parties, prior to any final decision on a preferred bidder being made.

3.0 MAIN POINTS

3.1 Three firm expressions of interest were received for the lease of the building, as detailed in the confidential schedule of offers that will be circulated at the meeting. Each of the bidders met with a panel of officers of the Council and outlined the nature of their bid and their proposals for the building. Following these meetings final bids were requested from the bidders to be received on the 27 June 2008⁴.

3.2 The information contained in the confidential schedule of offers circulated at the meeting relates to the financial or business affairs of a particular person, and of the Council. This information is not publicly available from the statutory registers of information kept in respect of certain companies and charities. It is considered that since this information was obtained through inviting of best and final offers for the property/land then it is not in the public interest to disclose this information at this point in time as this could lead to random competing bids which would undermine this method of inviting bids and affect the integrity of disposing of property/land by this process. Also it is considered that the release of such information would or would be likely to prejudice the Council's commercial interests in relation to other similar transactions in that prospective purchasers of other similar properties would have access to information about the nature and level of offers which may prove acceptable to the Council. It is considered that whilst there may be a public interest in disclosure, much of this information will be publicly available from the Land Registry following completion of this transaction and consequently the public interest in maintaining the exemption outweighs the public interest in disclosing this information at this point in time. It is therefore considered that this element of the report should be treated as exempt under Rule 10.4.3 of the Access to Information Procedure Rules.

4.0 LEGAL AND RESOURCE IMPLICATIONS

4.1 The Council has made funds available to contribute to the fit out costs of Roundhay Mansion as detailed in the confidential schedule of offers that will be circulated at the meeting.

5.0 RECOMMENDATION

- 5.1 Members of Executive Board are requested to approve the granting of a lease of Roundhay Mansion to bidder B on the terms outlined in the confidential schedule of offers circulated at the meeting.

Background Papers

1. Executive Board report December 2005 to approve injection of funds.
2. Executive Board report 17 October 2007 agreeing to remarketing of the opportunity.
3. 16 April 2008 Executive Board report agreed the evaluation methodology.
4. Final bids received for the lease of the building received on 27 June 2008.