

## Delegated Decision Notice (DDN)

This form is the written record of a key, significant operational or administrative decision taken by an officer.

<b>Decision type</b>	<input type="checkbox"/> Key Decision	<input checked="" type="checkbox"/> Significant Operational Decision	<input type="checkbox"/> Administrative Decision
<b>Approximate value</b>	<input type="checkbox"/> Below £500,000 <input type="checkbox"/> £500,000 to £1,000,000 <input type="checkbox"/> over £1,000,000	<input type="checkbox"/> below £25,000 <input type="checkbox"/> £25,000 to £100,000 <input checked="" type="checkbox"/> £100,000 to £500,000 <input type="checkbox"/> Over £500,000	<input type="checkbox"/> below £25,000 <input type="checkbox"/> £25,000 to £100,000
<b>Director<sup>1</sup></b>	Martin Farrington, Director of City Development		
<b>Contact person:</b>	Tracey Piper (Project Officer– Station Development)	Telephone number: 0113 37 85835	
<b>Subject<sup>2</sup>:</b>	Authorisation to direct appoint Ove Arup & Partners Ltd to provide multidisciplinary expertise to undertake the Leeds Transformational Regeneration - Sheepscar, Mabgate and Eastside commission, using the Highways and Transportation Services Major Schemes Framework (DN429683)		
<b>Decision details<sup>3</sup>:</b>	<p>What decision has been taken? (Set out all necessary decisions to be taken by the decision taker including decisions in relation to exempt information, exemption from call-in etc.)</p> <p>The Chief Officer of Asset Management and Regeneration has taken the decision to:</p> <ul style="list-style-type: none"> <li>a) Note the scope and programme of the commission as summarised below and detailed in the Exempt Appendices of the report.</li> <li>b) Direct award a contract under Contract Procedure Rule (CPR) 9.5 to appoint Ove Arup &amp; Partners (Arup) using the Leeds City Council Highways and Transportation Services Major Schemes Framework (DN429683) for regeneration services for the Leeds Transformational Regeneration Sheepscar, Mabgate and Eastside commission.</li> <li>c) To note the contract start date will be 28th March 2024 and the work will be instructed using an agreed scope of services, details of which</li> </ul>		

<sup>1</sup> Give title of Director with delegated responsibility for function to which decision relates.

<sup>2</sup> If the decision is key and has appeared on the list of forthcoming key decisions, the title of the decision should be the same as that used in the list

<sup>3</sup> Simply refer to supporting report where used as these matters have been set out in detail.

are in the Exempt Appendices, with a fixed fee agreed of up to £150,000, to be funded through the Leeds Transformational Regeneration.

A brief statement of the reasons for the decision

(Include any significant financial, procurement, legal or equalities implications, having consulted with Finance, PACS, Legal, HR and Equality colleagues as appropriate)

1. Leeds City Council, in partnership with West Yorkshire Combined Authority, the government's Department for Levelling Up, Housing and Communities and Homes England (the government's national regeneration agency), has established the 'Leeds Transformational Regeneration' (LTR) partnership - this will focus on six neighbourhood areas, two of which cover the eastern half of the city centre edge from Sheepscar, through Mabgate and on to the 'Eastside' on the banks of the Aire. The partnership is seeking to develop regeneration plans across these neighbourhoods that will accelerate new infrastructure, housing delivery and unlock funding or finance to deliver the ambition to be the best city in the UK; one with a compassionate and strong economy.
2. Sheepscar, Mabgate and Eastside together comprise a strategically important area of Leeds forming a key gateway into the city-centre and spanning approximately 240ha. The area is comprised of a series of neighbourhoods which are home to a mix of communities, heritage assets, businesses, key educational organisations and some of the city's major cultural organisations and venues.
3. The growth of the city centre in recent years has resulted in an increase in investment and developer interest in this eastern and northeastern edge. There are a range of markets across this area, however some parts remain fragile and unable to secure viable development, particularly where the continued impact of road infrastructure impacts on quality of place and resident/occupier experience. This impact is mirrored for those existing hard-pressed inner-city neighbourhoods located close by, which have a strong sense of social, economic and spatial disconnection from the city centre.
4. The Council has been awarded £2.675m from DLUHC to develop the workstreams under the LTR partnership of which £150,000 has been allocated to the Sheepscar, Mabgate and Eastside work.
5. To help bring forward solutions, Leeds City Council will appoint the services of a multi-disciplinary team to undertake Sheepscar, Mabgate and Eastside LTR study, a detailed 'Scope of Services' for this commission is included at Exempt Appendix 1. The team will be urban design led and includes but is not limited to expertise in transport and infrastructure, environment and landscape, land and development planning, valuation and economics.
6. The Council does not have the full capacity or expertise to meet the requirements of the Sheepscar, Mabgate and Eastside LTR commission to deliver this work in-house. It is recommended that an external organisation, with a track record in urban design and spatial strategy, is appointed to meet

this need within the timescales required.

7. A direct appointment is considered appropriate in order to secure the required skills.
8. The proposed LTR commission has significant interdependencies with a planned Highway Study (to be undertaken by Arup) covering the same area and expanding on a previous Arup highway study in the area. The two pieces of work would have high value, efficiency and effectiveness if they took place concurrently. The LTR commission will rely on input and findings from the highway study, and the LTR commission will also contribute to shaping the highways outcomes, so that the commissions are symbiotic. Ideally the LTR consultant team would work very closely with the consultant team undertaking the Highway Study.
9. An integrated consultant team from within the same business will bring a clear and joined up understanding of the area's challenges and a golden thread connecting suggested interventions to an evidence base. It will offer significant efficiencies to both pieces of work including minimising risk, ensuring an integrated and holistic design solution and delivering time and cost benefits.
10. Arup has a proven track record of delivery, with local offices and proven understanding of the economic and market demands and opportunities of the city and thus is well positioned to set out place-based solutions to support economic growth, unlock new homes and mitigate market failure. It has demonstrated through prior commissions that it is highly capable of producing work to the required quality.
11. A direct appointment using Leeds City Council Highways and Transportation Services Major Schemes Framework (DN429683) represents best value for money where rates have been tested through a framework, which frontloads competition and negotiation.
12. The Leeds City Council Highways and Transportation Services Major Schemes Framework was established in spring 2020 following a competitive tender process through the OJEU procedure. Direct appointment of Arup via the Leeds City Highways and Transportation Services Major Schemes Framework is compliant under Contract Procedure Rule (CPR) 9.5.

Brief details of any alternative options considered and rejected by the decision maker at the time of making the decision

Option 1 – Carry out a new procurement exercise. This option was discounted as it was not an efficient use of resources given the codependents of other work in the locality and procurement options available.

Option 2 – Internal production of the LTR Sheepscar, Mabgate and Eastside commission. This option was discounted due to insufficient internal expertise, capacity, resource and expertise to produce a framework within the timescales required.

	Option 3 - The 'do nothing' option was considered and rejected as this would not meet the Council's ambitions and the funding would be lost for the city.
<b>Affected wards:</b>	Burmantofts & Richmond Hill, Little London & Woodhouse, Gipton and Harehills, Chapel Allerton and Hunslet & Riverside
<b>Details of consultation undertaken<sup>4</sup>:</b>	Executive Member The Executive member for Sustainable Development and Infrastructure has received regular briefings and updates on the Leeds Transformational Regeneration proposals and is supportive of the approach.
	Ward Councillors Ward Members will be consulted as this work progresses
	Chief Digital and Information Officer <sup>5</sup> None
	Chief Asset Management and Regeneration Officer <sup>6</sup> Angela Barnicle has been consulted and is supportive of this proposal
	Others The Leader of the Council has received regular briefings and updates on the Leeds Transformational Regeneration proposals and is supportive of the approach.
<b>Implementation</b>	Officer accountable, and proposed timescales for implementation <ul style="list-style-type: none"> <li>• The Head of Regeneration</li> <li>• The contract will commence by 28<sup>th</sup> March 2024</li> </ul> <p>The initial contract duration is approximately 25 weeks followed by a period of stakeholder engagement undertaken by the Council (length of time to be determined). Following completion of the engagement, the consultant will be required to make any relevant amendments to the report.</p>
<b>List of Forthcoming Key Decisions<sup>7</sup></b>	Date Added to List:- N/A
	<b>If Special Urgency or General Exception</b> a brief statement of the reason why it is impracticable to delay the decision N/A
	<b>If Special Urgency</b> Relevant Scrutiny Chair(s) approval Signature _____ Date _____
<b>Publication of report<sup>8</sup></b>	If not published for 5 clear working days prior to decision being taken the reason why not possible: N/A
	If published late relevant Executive member's approval


<sup>4</sup> Include details of any interest disclosed by an elected Member on consultation and the date of any relevant dispensation given.

<sup>5</sup> See Officer Delegation Scheme (Executive Functions) CDIO must be consulted in relation to all matters relating to the Council's use of digital technology

<sup>6</sup> See Officer Delegation Scheme (Executive Functions) CAMRO must be consulted in relation to all matters relating to the Council's land and buildings.

<sup>7</sup> See Executive and Decision Making Procedure Rule 2.4 - 2.6. Complete this section for key decisions only

<sup>8</sup> See Executive and Decision Making Procedure Rule 3.1. Complete this section for key decisions only

	Signature	Date	
<b>Call-in</b>	Is the decision available <sup>9</sup> for call-in?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	<p><b>If exempt from call-in</b>, the reason why call-in would prejudice the interests of the council or the public:</p> <p>The decisions recommended in this report are classed as an Significant Operational Decisions and are not eligible for call in.</p>		
<b>Approval of Decision</b>	Authorised decision maker <sup>10</sup> Chief Officer Asset Management and Regeneration - Angela Barnicle		
	Signature 	Date 26/03/24	

<sup>9</sup> See Executive and Decision Making Procedure Rule 5.1. Significant operational decisions taken by officers are never available for call-in. Key decisions are always available for call-in unless they have been exempted from call-in under rule 5.1.3.

<sup>10</sup> Give the post title and name of the officer with appropriate delegated authority to take the decision.