

## Delegated Decision Notice

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>	Director of City Development		
<b>Contact person:</b>	Chris Coulson	Telephone number: 0113 378 7738	
<b>Subject<sup>2</sup>:</b>	George Street Regeneration, Proposed Appointment of Development Manager		
<b>Decision details<sup>3</sup>:</b>	What decision has been taken?  The Director of City Development authorised the appointment of Town Centre Securities Plc as the Council's Development manager for the delivery of the George Street regeneration project on terms detailed in the report.		
	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)  In accordance with the requirements of the Competitive Dialogue procedure, TCS Plc presented a revised proposal to the Council for the development of the George Street site to include a 143-bed hotel, with commercial units and possibly a Council operated gym at ground floor level. Executive Board in September 2022, approved a revised delivery structure for the regeneration of George Street, with the Council taking the role of developer of the hotel and ground floor commercial units/gym, with the proposal to retain TCS as the Council's Development Manager for the delivery of the project.  The Council's Procurement and Commercial Services has been consulted on the content and recommendation contained in the report.		

<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.

	<p>Brief details of any alternative options considered and rejected by the decision maker at the time of making the decision</p> <p>The abandonment of the Competitive Dialogue Procedure was considered but the appointment of TCS Plc as the Council's Development Manager will result in the culmination of the Competitive Dialogue procedure to secure the redevelopment of George Street. It is not considered feasible to appoint another company via a mini competition from an approved framework to undertake the role, as this would significantly impact on the programme and add cost to the project.</p>
<b>Affected wards:</b>	Little London and Woodhouse
<b>Details of consultation undertaken<sup>4</sup>:</b>	Executive Member for Infrastructure and Climate
	Ward Councillors
	Chief Digital and Information Officer <sup>5</sup>
	Chief Asset Management and Regeneration Officer <sup>6</sup>
Others	
<b>Implementation</b>	<p>Officer accountable, and proposed timescales for implementation</p> <p>Director of City Development, with the project scheduled to complete in summer 2025</p>
<b>List of Forthcoming Key Decisions<sup>7</sup></b>	Date Added to List:
	<b>If Special Urgency or General Exception</b> a brief statement of the reason why it is impracticable to delay the decision
	<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:

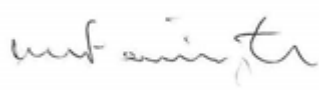
<sup>4</sup> Include details of any interest disclosed by an elected Member on consultation and the date of any relevant dispensation given.

<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

	If published late relevant Executive member's approval	
	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
	<b>If exempt from call-in</b> , the reason why call-in would prejudice the interests of the council or the public:	
<b>Approval of Decision</b>	Authorised decision maker <sup>10</sup> Director of City Development, Martin Farrington	
	Signature 	Date 22 March 2023

<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.