


DECISIONS DELEGATED TO OFFICERS

Decision title:	Appointment of Gort Scott Limited architects and design team lead to deliver the Oxford Covered market masterplan including essential works.
Decision date:	18 June 2024
Source of delegation:	<p>Cabinet, on 8 February 2023, (‘Implementing the Covered Market Masterplan’) resolved to:</p> <p>2. Delegate authority to the Executive Director (Development), in consultation with the Council’s Section 151 Officer, the Head of Law and Governance, and the Cabinet Members for Inclusive Economy and Partnerships, Finance and Asset Management and Planning and Housing Delivery, to finalise the scope of works, undertake the necessary procurements, and enter into all contracts for the detailed design, construction works, and all associated professional services, for the regeneration of the Covered Market within the agreed budget.</p>
What decision was made?	<p>To appoint Gort Scott Limited architects and design team lead to support the Council to deliver the masterplan and essential works programme for the regeneration of the Covered Market. The team led by Gort Scott includes the following sub-consultants: Skelly & Couch (M&E services and sustainability), Heyne Tillet Steel (structural and civil engineers), Marcus Beale (heritage), Oxford Archaeology, David Bonnett Associates (accessibility), Savills (planning consultant).</p> <p>The decision follows a competitive Find a Tender Service (FTS) compliant procurement process.</p> <p>The agreed contract sum is for RIBA Stages 2-7 inclusive at a total cost of £794,728 excluding VAT and including an allowance for contract extension to reflect the complexity of the works. The contract includes a lump sum fixed fee for RIBA Stage 2 of £149,519 excl VAT.</p> <p>The costs of the contract are included within the Council approved budget of £6.87m for the delivery of the Covered market masterplan.</p>
Purpose:	The contract is to enable the development of the approved masterplan from outline design to delivery to enable the regeneration of the Covered Market.
Reasons:	The masterplan was a response to the risk of the Market entering a period of managed decline and declining rental if it were not maintained and if it could not respond to shifting priorities of both its visitors and

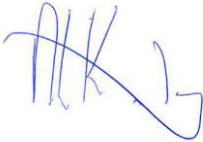
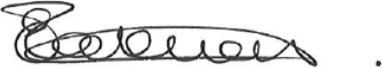
	current and future traders. The appointment of consultant teams is essential to enable development of the masterplan from feasibility to detail design and delivery to protect the Market's future.
Decision made by:	Tom Bridgman, Executive Director (Development).
Other options considered:	Not to proceed or to delay project for additional feasibility work. These options were rejected because of the importance in ensuring the Market remains fit-for-purpose and that momentum in delivering the widely publicised masterplan is maintained.
Documents considered:	Report to Cabinet, 8 February 2023 .
Key or Not Key:	Key (expenditure, income or savings of £500,000 or greater in the context of the medium term financial strategy).
Wards significantly affected:	None
Declared conflict of interest:	None
This form was completed by: Name & title: Date:	Roo (Andrew) Humpherson, Regeneration Manager 10 th June 2024

Approval checklist

<i>Approver</i>	<i>Name and job title</i>	<i>Date</i>
Decision maker	Tom Bridgman, Executive Director (Development) 	18/06/2024

Consultee checklist

<i>Consultees</i>	<i>Name and job title</i>	<i>Date</i>
Senior officer	Carolyn Ploszynski, Head of Regeneration & Economy	12/06/2024

Head of Financial Services	<p>Nigel Kennedy, Head of Financial Services</p> 	31/05/2024
Head of Law and Governance	<p>Emma Jackman, Head of Law & Governance</p> 	06/06/2024
Cabinet Member	<p>Councillor Alex Hollingsworth, Cabinet Member for Business, Culture and an Inclusive Economy</p> <p>Councillor Ed Turner, Deputy Leader (Statutory) – Finance and Asset Management</p>	<p>23/05/2024</p> <p>23/05/2024</p>
Ward Members	<p>Councillor Lizzy Diggins (Carfax and Jericho)</p>	10/06/2024