



Meeting: Council

Date: 20 September 2018

Wards Affected: All Wards

Report Title: Transformation project : The future development of the RICC site

Is the decision a key decision? Yes

When does the decision need to be implemented? Immediately

Executive Lead Contact Details: Elected Mayor Oliver, Elected Mayor and Executive Lead for Assets, Finance, Governance and Corporate Services, Economic Regeneration and Transformation

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1. Proposal and Introduction

- 1.1. On the 1st February 2018 Council agreed to the production of a Design Brief/Masterplan for the current Riviera International Conference Centre (RICC) site and the surrounding area to enable the establishment of a clear strategy for the site post April 2020.
- 1.2. Since the decision taken in February 2018 a workshop engagement exercise has been undertaken, attended by Councillors and key stakeholders where it was recognised that a 'Market Brief' needed to be drafted to engage with potential developers/operators. There has also been a significant level of dialogue and negotiation with the current operators of the RICC regarding the extension of their lease.
- 1.3. It is proposed that the Market Brief will be used to identify a Strategic Development Partner to develop options for a vibrant, viable and creative redevelopment of this attractive part of Torbay and bring forward development options and solutions for the RICC site so as to determine the ultimate strategy for the site post April 2020. The Market Brief whilst setting out proposed development principles does not limit any proposal coming forward.
- 1.4. As such it is proposed that a procurement process is now undertaken to identify a preferred bidder to become the Councils Strategic Development Partner, as soon as possible, with the decision to award preferred bidder status, being presented to Council for approval in May 2019

2. Reason for Proposal

- 2.1. To approve the 'Market Brief' allowing the Council to undertake a procurement process to identify a Strategic Delivery Partner to establish development opportunities and solutions for the RICC site as soon as possible.
- 2.2. A decision in May 2019 should avoid the need for the Council to extend further the recently agreed lease arrangements.

3. Recommendation(s) / Proposed Decision

- 3.1. That Council approve the 'Riviera International Conference Centre Market Brief', as shown in Appendix 1 to the submitted report, and note that on this basis the Council will commence a procurement exercise to identify a Strategic Delivery Partner to establish development opportunities and solutions for the RICC.
- 3.2. That following the procurement exercise the decision to award the 'preferred bidder' to become the Council's Strategic Delivery Partner is presented to Council for approval in May 2019.

Appendices

Appendix 1: Riviera International Conference Centre Market Brief

Background Documents

N/A

Supporting Information

Section 1: Background Information	
1.	<p>What is the proposal / issue?</p> <p>On the 1st February 2018 Council agreed to the production of a Master Plan/ Design Brief for the current Riviera International Conference Centre (RICC) site and the surrounding area to enable the establishment of a clear strategy for the site post April 2020.</p> <p>Following the Council decision a workshop was held attended by Councillors and key stakeholders to engage in discussions on the future of the RICC.</p> <p>It was recognised and agreed at the workshop that the most appropriate way forward for the project was to progress with a 'Market Brief', rather than a Design Brief/Masterplan.</p> <p>Subsequently a Market Brief has been drafted, based on the feedback provided at the workshop, which sets out the key objectives of the Council to any future developer/operator of the site as well as identifying any constraints.</p> <p>It is proposed that the Market Brief will be used to identify a Strategic Development Partner to bring forward development options, and solutions for the RICC site.</p> <p>If the proposal to approve the Market Brief is accepted, a procurement process will need to be undertaken by the Council to identify the Strategic Development Partner - following this officers will present a report to Council in May 2019 where they will seek approval to award 'preferred bidder' status to the selected partner.</p> <p>It is also important for the Council to provide the RICC Board with certainty as to the Council's intentions for the RICC beyond April 2020 when the existing lease extension is due to expire. The RICC Board will require this clarity in May 2019 so that they can identify the impact on service delivery over the remainder of their lease term.</p>
2.	<p>What is the current situation?</p> <p>The current position is that the drafted Market Brief is proposed to be approved in September 2018 ahead of a procurement exercise to determine the preferred strategic partner to develop/operate the RICC beyond 2020.</p> <p>A further report will be presented to Council in May 2019 highlighting the results of the procurement exercise, identifying any preferred bidder, and recommending the next steps for the project.</p>

<p>3.</p>	<p>What options have been considered?</p> <p>The stakeholder workshop determined that a Design Brief and/or Masterplan would not represent the best way forward and it was agreed that a Market Brief should be developed.</p> <p>No other options have been considered at this stage however guidance from development experts supports the publishing of the attached Market Brief as part of the procurement process to ensure that the Council's intentions are adequately outlined to any future developer/operator.</p>
<p>4.</p>	<p>How does this proposal support the ambitions, principles and delivery of the Corporate Plan?</p> <p>This proposal supports the ambitions by:-</p> <ul style="list-style-type: none"> • Using reducing resources to best effect • Working towards a more prosperous Torbay • Ensuring Torbay remains an attractive and safe place to live, visit and work.
<p>5.</p>	<p>How does this proposal contribute towards the Council's responsibilities as corporate parents?</p> <p>Not applicable at this stage</p>
<p>6.</p>	<p>How does this proposal tackle deprivation?</p> <p>Not applicable at this stage</p>
<p>7.</p>	<p>Who will be affected by this proposal and who do you need to consult with?</p> <p>Key Stakeholders and Councillors were able to provide their initial views/feedback on the future of the RICC during the workshop held in May 2018. This feedback has been used to support the development of the attached Market Brief.</p> <p>Some initial soft market testing was undertaken in 2017 which included consultation with various operators and developers.</p> <p>A decision to agree the Market Brief and commence a procurement exercise does not require any further consultation.</p>

8.

How will you propose to consult?

Once the Council identify their preferred strategic partner for the future development/operation of the RICC the relevant consultation will need to be undertaken at the appropriate time.

Section 2: Implications and Impact Assessment

9. What are the financial and legal implications?

Financial Implications

The project costs will be within the budget agreed at Council in February 2018.

Legal Implications

The proposal to approve the Market Brief as outlined in the above report does not have any legal implications at this time.

Any procurement exercise undertaken will be carried out in accordance with the Public Contracts Regulations 2015 and Council Financial Regulations and Contract Procedures.

10. What are the risks?

- (i) If the Market Brief is not approved by Council then the timescale for procurement of a strategic partner will slip. This will delay the Council report intended for May 2019 and the preferred bidder status being awarded which in turn will delay the detailed work commencing for any development/operator solution.
- (ii) Any substantial delay in the process of reaching a decision about the future of the RICC is likely to extend the period of time that the Council is required to continue with the existing level of operating costs.
- (iii) There is a risk that the tender process will not produce an appropriate developer/operator with a sustainable solution for the RICC - this will only be known once the process is underway and/or completed.

<p>11.</p>	<p>Public Services Value (Social Value) Act 2012</p> <p>The requirements of the Social Value Act only apply where the Council is proposing to tender for the provision of services, or the provision of services together with the purchase or hire of goods or the carrying out of works. At this stage the expectation is that the Council will be tendering a lease opportunity and this will not therefore fall under the Act. Should the Council include any service requirements within the tender due consideration will be given as to whether what is being procured might improve the economic, social and environmental well-being of the relevant area and how, in conducting the process of procurement, it might act with a view to securing the improvement.</p>
<p>12.</p>	<p>What evidence / data / research have you gathered in relation to this proposal?</p> <p>Some initial soft market testing was undertaken in 2017 which included consultation with various operators and developers. The Council decision taken in February 2018 approved the direction of the project to ensure that a long-term strategy is developed for the RICC. Further work has since been undertaken to engage with the RICC Board, Councillors and key stakeholders.</p> <p>A workshop engagement exercise was held in May 2018 where attendees (and non-attendees) were asked to give their aspirations for the site in future years and discuss the options. The associated feedback was used to help create the proposed Market Brief.</p>
<p>13.</p>	<p>What are key findings from the consultation you have carried out?</p> <p>The workshop engagement exercise with Councillors and stakeholders in May 2018 recognised that a Market Brief should be developed, something which had also been endorsed by commercial experts in the field. The Market Brief incorporates a summary of the feedback received from that exercise and also provides guidance to any future developer/operator as to the Council's expectations for the site.</p>
<p>14.</p>	<p>Amendments to Proposal / Mitigating Actions</p> <p>None.</p>

Equality Impacts

15	Identify the potential positive and negative impacts on specific groups			
		Positive Impact	Negative Impact & Mitigating Actions	Neutral Impact
	Older or younger people			No differential impact at this time
	People with caring Responsibilities			No differential impact at this time
	People with a disability			No differential impact at this time
	Women or men			No differential impact at this time
	People who are black or from a minority ethnic background (BME) <i>(Please note Gypsies / Roma are within this community)</i>			No differential impact at this time
	Religion or belief (including lack of belief)			No differential impact at this time
	People who are lesbian, gay or bisexual			No differential impact at this time
	People who are transgendered			No differential impact at this time
	People who are in a marriage or civil partnership			No differential impact at this time

	Women who are pregnant / on maternity leave			No differential impact at this time
	Socio-economic impacts (Including impact on child poverty issues and deprivation)			No differential impact at this time
	Public Health impacts (How will your proposal impact on the general health of the population of Torbay)			No differential impact at this time
16	Cumulative Impacts – Council wide (proposed changes elsewhere which might worsen the impacts identified above)	No differential impact at this time		
17	Cumulative Impacts – Other public services (proposed changes elsewhere which might worsen the impacts identified above)	No differential impact at this time		