

WEST DUNBARTONSHIRE COUNCIL

Report by Executive Director of Housing, Environmental and Economic Development

Tendering Committee: 7 September 2010

Subject: Property Advisory Services for Mitchell Way, Alexandria

1. Purpose

- 1.1 To advise the Committee of tenders received for property advisory services to assist with the disposal and redevelopment of the Mitchell Way site in Alexandria town centre, and to seek approval to accept the lowest tender.

2. Background

- 2.1 Members may recall a paper was presented to the Tendering Committee of 20 April 2010 seeking approval to initiate a tendering exercise to appoint a Property Advisor to assist the Council with the marketing and development of key sites within Alexandria town centre.
- 2.2 Following an open tender process two tenders were received on 23 July 2010.

3. Main Issues

- 3.1 The services sought involve providing assistance to the Council with the marketing and promotion of a key town centre redevelopment opportunity in Alexandria. The advisors will also assist in selecting, and then ongoing negotiating with, a preferred developer for the site.

4. People Implications

- 4.1 There are no personnel implications.

5. Financial Implications

- 5.1 The two lowest tenders have been checked arithmetically. The lowest tender represents good value by current pricing levels. Adjustments have been made where appropriate in accordance with the code of tendering procedure (see Appendix 1 - Statement of Tenders Received).

6. Risk Analysis

- 6.1 Failure to appoint a Property Advisor as proposed may increase the possibility of the Council failing to market the opportunity as effectively as possible. The appointment should also help reduce the risk of legal challenge from unsuccessful bidders for the site. The use of a Property Advisor would also

assist the Council in maximising any capital receipt for the site and increase the likelihood of a successful outcome in urban regeneration and community benefit terms.

7. Equalities Impact

7.1 No significant issues were identified.

8. Conclusions and Recommendations

8.1 The works included in this project will make a significant contribution towards the ongoing regeneration of Alexandria town centre.

8.2 The Committee is invited to approve the awarding of the contract to Colliers International UK plc who tendered with a value of £24,500.00.

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Executive Director of Housing, Environmental and Economic Development

Date: 7 September 2010

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Appendices: Form ST/1 - Statement of Tenders Received

Background Papers: None

Wards Affected: 2