

## Report of the Deputy Chief Executive

**BEESTON TOWN CENTRE REDEVELOPMENT**1. Purpose of report

To update members on progress on The Square Phase 2 in Beeston.

2. Background

Committee will recall that the Council has agreed to act directly as developer for a cinema and food and beverage development at the northern end of the site, with a residential development to the south, linked by public realm.

3. Key Updates (some further details are given in the exempt appendix 2)

- Sale of the residential element of the site has been agreed with completion on 4 May 2020.
- Commercial discussions with restaurant/café bar operators are continuing.
- Bowmer & Kirkland have started construction work, including utility diversions.
- Practical completion is programmed for the end of October 2020.
- It is hoped that at least some of the units will be trading by Christmas 2020.

4. Financial implications

Policy and Performance Committee on 21 November 2017 delegated to the Interim Deputy Chief Executive responsibility for the financing of the Beeston Town Centre Development scheme.

Full financial implications were reported to Policy and Performance Committee on 3 July 2019 and then on to the Full Council of 17 July.

The overall project viability remains positive and the financing of it remains within the delegated powers of the Deputy Chief Executive. Further information on the environmental information will be given at the meeting.

Regular updates will be provided to this committee and to Finance & Resources Committee / Full Council as required. Further details of project governance are given in appendix 1.

**Recommendations**

**The Committee is asked to:**

- 1. NOTE the report and any further verbal updates provided.**
- 2. RESOLVE to continue to delegate to the Deputy Chief Executive all key approvals, in consultation with the cross-party Project Board, and subject to the overall project cost remaining within the financial limits already set or subsequently changed by the Finance & Resources Committee and/or Full Council as appropriate.**

Background papers

Nil

APPENDIX 1

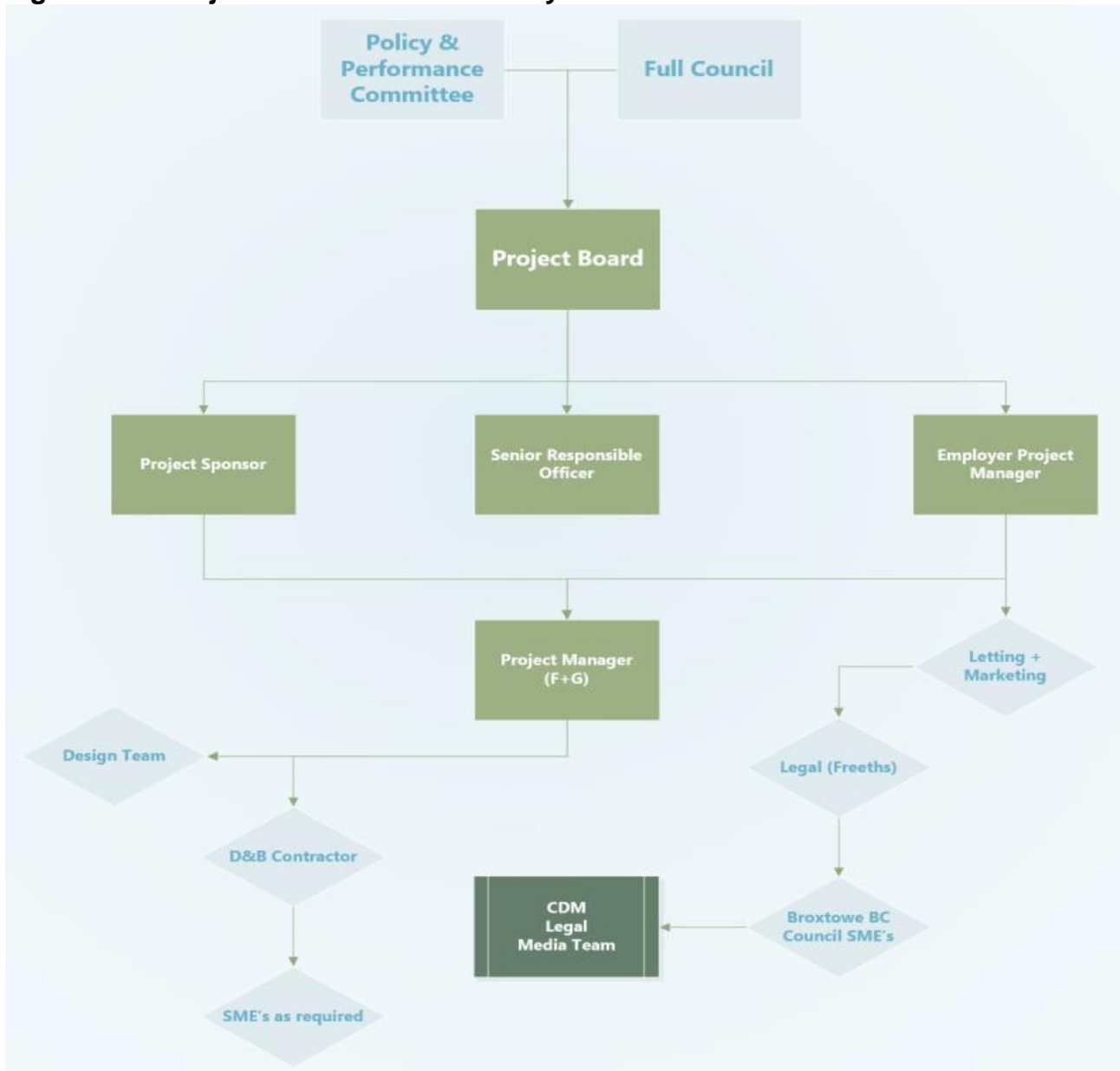
Project Governance (this is an extract from the Project Execution Plan)

2. Project Organisation Governance

2.1.1. A directory of the people who are to be involved with this project can be found at Appendix A. The directory will be updated on a regular basis and any changes in personnel should be notified immediately to Faithful+Gould together with changes in telephone numbers, address of office with responsibility for the project.

2.1.2. The Project Board will be advised by the Project Manager, Project Sponsor and the Employer’s Project Manager. These will all make regular site visits and attend project and contractor progress meetings not less frequently than monthly following contract award. The Project Board will be primarily accountable to the Policy & Performance Committee, with reference to Full Council on certain matters. These relationships are illustrated by Figure 1-2, below.

Figure 1-2 - Project Governance Hierarchy



## Team Roles and Responsibilities

**2.2.1.** This section provides a guide to the key roles and responsibilities of the project team. Please note that table 2.1 is not a list of contractual duties and has been provided as an indication as to the general roles and responsibilities of each project team member. If any project team member is unclear of roles and responsibilities detailed within table 2.1 or are unable to complete these duties for any reason, they should contact Faithful+Gould immediately.

**2.2.2.** For a full list of contractual responsibilities for each project consultant please refer to the individual appointment documents.

### Table 2-1 - Summary of Roles and Responsibilities

<u>Position</u>	<u>Roles and Responsibilities</u>
Project Board (Broxtowe BC)	<p>The Project Board is ultimately responsible for the delivery of the project. The Project Board provides leadership for the project, ensuring that the project delivers the required benefits and meets the success criteria.</p> <p>With the exception of the Employer Project Manager and Project Sponsor, the members of the project board are not directly involved in the delivery of the project.</p> <p>The Project Board will constantly monitor project progress towards successful delivery of the required benefits, providing the delivery team with the direction, decision making and external support required for the project team to deliver the project.</p> <p>The Project Board consists of:</p> <ul style="list-style-type: none"> <li>✦ Chief Executive</li> <li>✦ Deputy Chief Executive</li> <li>✦ Senior Responsible Officer and chair of board</li> <li>✦ Leader of Council</li> <li>✦ Deputy Leader of Council</li> <li>✦ Leader of Opposition</li> <li>✦ Project Sponsor</li> <li>✦ Employer Project Manager</li> <li>✦ Project Manager (advisory role only)</li> </ul>

Senior Responsible Officer (SRO) (Broxtowe BC)	The Senior Responsible Officer (SRO) will chair the project board and delegate authority to incur expenditure up to the approved financial envelope.
Project Sponsor (Broxtowe BC)	The Project Sponsor is a representative of the Employer's organisation. The Project Board may delegate some Employer decision making authority to the Project Sponsor.
Employer Project Manager (Broxtowe BC)	The Employer project manager acts on behalf of the Project Sponsor and maintains the key communication.
Project Manager (F+G)	<p>The Project Manager acts on behalf of the Employer Project Manager to manage the project delivery team to produce: The right products (required benefits), to the required standard, on budget and on time.</p> <p>The Project Manager will oversee the implementation of appropriate Project Controls, as defined in this Project Management Plan.</p>
Position Project Controls (F+G)	<p>Roles and Responsibilities Project Control Roles will include some or all of:</p> <ul style="list-style-type: none"><li>✦ Cost Management</li><li>✦ Programme Management &amp; Communication Management</li><li>✦ Risk Management, Value Management</li><li>✦ Health &amp; Safety Management</li><li>✦ Project Information Manager</li></ul>
Project Delivery	<p>Project Delivery will include:</p> <ul style="list-style-type: none"><li>✦ Appointed Design &amp; Build Contractor</li><li>✦ Architectural design lead by Architect and Design Team Leader (and CDM Principal Designer)</li><li>✦ Structural and civils design by Structural Engineer</li><li>✦ Building Services by a Building Services Engineer ✦ Specialist designer (Acoustic, vibration, ecology)</li></ul>

Change Control Process

**Beeston Town Centre Development Project - Design & Construction Stages**  
**Change Control – Delegated Authorities**  
**Summary of Process:**

## Five Step Change Control Process

1. Identify potential change
2. Raise change request
3. Review change request
4. Approve change
5. Implement change

<b>Delegated Authorities: Scope and Impact of Change</b>	<b>Reporting Responsibility</b>	<b>Decision by</b>
Changes resulting in an increase to the approved financial authority for the whole project and/or exceed SRO delegated authority	Employer Project Manager / Project Sponsor/ SRO/ Broxtowe Project Board	Policy & Performance Committee / Finance Committee / Full Council
All changes with potential to affect operational matters	Employer Project Manager / Consultant Project Manager / Consultant Design Team / Project Sponsor	Broxtowe Project Board / SRO
Change to project brief Change to design or specification with financial and/or programme implications	Employer Project Manager / Consultant Project Manager / Consultant Design Team / Project Sponsor	Broxtowe Project Board / SRO
Design or specification change with no net financial or programme implications (unless within previously approved provisional sum)	Employer Project Manager / Consultant Project Manager / Consultant Design Team /	Project Sponsor

NOTE: A request for approval by the Project Board shall be made outside of scheduled meetings where a delay in obtaining approval would adversely impact on project cost and/or programme.