

NORTH LANARKSHIRE COUNCIL
REPORT

To: PLANNING AND ENVIRONMENT COMMITTEE		Subject: Open Space Audit: appointment of consultants
From: DIRECTOR OF PLANNING AND ENVIRONMENT		
Date: 31 January 2007	Ref: PL/EPT/16/02/LN	

1. Purpose of Report

- 1.1 This report informs the Committee that consultants have been appointed to undertake an open space audit under authority of the Convenor of Planning and Environment and the Director of Administration.

2. Context

- 2.1 The Council approved the Open Space Strategy for North Lanarkshire in February 2005. The Strategy interprets national, regional and local policy documents recognising the cross-cutting nature of open space issues. It establishes a strategic context for activities and programmes that will bring about positive change to the open spaces that exist within North Lanarkshire.

- 2.2 To deliver the Open Space Strategy, an Open Space Audit and Action Plan needs to be developed. The Audit will enable implementation of the Strategy by generating information necessary for the overall management of open spaces in North Lanarkshire.

- 2.3 The Open Space Audit will:

- Inform planning policy on the appropriate protection and enhancement of open space
- Guide project development and support external funding bids,
- Develop a corporate co-ordinated approach for the provision and maintenance of open space,
- Identify deficiencies and surpluses, improving the rationale for investment and disposal of land and contributing towards delivering the corporate asset management plan.
- Create a central database of open space information.

- 2.4 Importantly, at a corporate level it will allow a consistent approach to the management of open space and will enable partnership working in the effective management of open space for North Lanarkshire.

3 Proposals / Considerations

- 3.1 The Council also gave authority at the meeting of the Planning and Environment Committee on 13 September 2006 to issue a brief to consultants to undertake an open space audit. On this basis, 5 consultants were invited to tender for undertaking the open space audit and 4 were returned. The response was as follows:-

Consultants	Tender Amount Before Checking	Tender Amount After Revisions
Ironside Farrar Ltd	£109,518.75 Option 1 £87,018.00 Option 2 74,868.70	£109,518.75 (option 1 and 2 not considered)
Land Use consultants	£72,848.00	£72,848.00
Knight, Kavanagh and Page	£80, 950.00	£80, 950.00
PMP Consultants	Nil return	
Kit Campbell Associates	£86,740.00	£86,740.00

3.2 Following the Council's Standing Order Procedure, tender submissions were assessed on cost and quality. The key criteria included in the Quality assessment were as follows :-

- Experience, knowledge and performance on open space audits
- Technical capacity and skills to deliver within tender price
- Innovation and approach to delivering the audit
- Ability and resources to deliver within timescale and tender price

From this, Land Use Consultants, Knight, Kavanagh and Page and Kit Campbell were invited to be interviewed. The interviews reinforced the cost and quality evaluation, with cost accounting for 40% of the overall assessment and quality accounting for the remaining 60%, using the same assessment criteria. The table below outlines the overall assessment of the bids.

Contractor	Quality	Cost	Total
Land Use consultants	37%	40%	77%
Kit Campbell Associates	49%	33%	82%
Knight, Kavanagh and Page	53%	36%	89%

3.3 The tender submission by Knight, Kavanagh and Page for the sum of £80,950, is recommended for acceptance. This is not the lowest priced tender but overall, following the price and quality evaluation as noted in section 3.2 above, it is considered to have been carefully and keenly priced and their proposed methodology offers a quality approach. Land Use Consultants offered the lowest price however their approach scored low against the agreed quality criteria and therefore did not provide Best Value.

4 Sustainability Implications

4.1 The Open Space Audit is built upon sustainable principles. It aims to improve people's lives and involve them in local decision making. The implementation of the Open Space Strategy through the Audit will be a positive step in the sustainable development of North Lanarkshire.

5 Corporate Considerations

5.1 The Audit will have substantial benefits for the Departments of Planning and Environment, Community Services and Housing and Property. The results of the Audit will enable the delivery of the Open Space Strategy, which addresses the corporate aims of improving the quality of the environment, improving access to greenspace and improving local service delivery. Together, the Strategy and Audit also act as a delivery mechanism for other corporate documents such as the North Lanarkshire Local Plan, Public Access Strategy, Asset Management Plan and will guide operational investment.

5.2 There are financial implications associated with the Audit, with regard to appointing a consultant to undertake stages 2 and 3 of the proposed methodology. This cost will be met jointly by the Planning Service and Property Services, with each service contributing £33,000. Planning and Environment's contribution will be met through the Environmental Regeneration budget line and Housing and Property's contribution will be met through the Asset Management Planning Utilisation budget line. Planning and Environment have also been successful in securing a £15,000 contribution from Scottish Natural Heritage.

6 Recommendations

6.1 That Committee note the Director of Administration, following consultation with the Convenor of the Planning and Environment Committee, has awarded the contract to Knight, Kavanagh and Page.



David M. Porch
DIRECTOR OF PLANNING AND ENVIRONMENT

19 December 2006

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