

Committee/Meeting: Overview and Scrutiny	Date: 5 th November 2013	Classification: Restricted	Report No:
Report of: Corporate Director's - Development and Renewal and; Resources Originating officer(s) Ann Sutcliffe Service Head Corporate Property and Capital Delivery		Title: Watts Grove Depot project and financial mechanisms for Poplar Baths Dame Colet. Wards Affected: Bromley By Bow; Blackwall&Cubitt Town; Limehouse; East India & Lansbury; St Dunstan's & Stepney Green	

Lead Member	Cllr Rabina Khan (Lead Member – Housing and Development) Cllr Choudhury (Lead Member – Resources)
Community Plan Theme	One Tower Hamlets
Strategic Priority	1.4 Provide effective local services and facilities

1. SUMMARY

1.1. The following report is in response to Overview and Scrutiny's request for the following:

1.2. Require the Section 151 officer to report to councillors within the week how much money including an estimate of officer time has been spent to date on the Watts Grove Project.

2. WATTS GROVE SPEND

2.1. The following table sets out spend to date on the Watts Grove project.

Resource	Description	Cost
Legal	External legal advice	£ 47,654
Procurement	External Procurement and Architectural Advisers	£ 88,251
Management	Project Management Technical Adviser	£ 76,199
Finance	Finance Technical Adviser	£ 20,000
Site investigations	Surveys and works	£ 31,950
Officers	Finance, Legal and Directorate officer time	£ 43,942
		£ 307,996

- 2.2. These costs have been obtained through a full analysis of the project, which has been undertaken alongside the Council's response to FOI 9063 response.
- 2.3. The project had an assigned project manager. The project manager was the named individual responsible for the day-to-day detailed management of the project and provided an interface between the Project Board and the supply side of the project team.
- 2.4. The project had an assigned project director. The project director was the named individual responsible for oversight of the procurement process. This included instructing the advisory team and ensuring the project management team were achieving the required outcome and objectives of the project.
- 2.5. Deloitte, an external consultancy firm, were appointed as lead advisers. They provided additional technical support where required, and advised and assisted on the procurement process. This advice supplemented the existing knowledge within the authority and also provided an expanded resource to enable the effective development and implementation of this project. The appointment was undertaken through the Buying Solutions Framework. As the lead advisers Deloitte provided technical support in the following areas
 - Procurement
 - Planning
 - Evaluation
 - Commercial
 - Design
- 2.6. Bevan Brittan, an external legal firm, were appointed through LBTH Legal as external legal advisors. This appointment was made through an external tender process. All communication was made through LBTH legal services, with property questions being dealt with in house. Where required Counsel advice was sought by legal services to support the structure of the procurement.
- 2.7. In-kind officer costs were incurred through implementation of the project structure. This included development and renewal service heads, corporate directors and the legal services assistant chief executive. In addition to this a number of council officers were engaged as part of the scoping, reviewing and validation process for the project at each of the procurement milestones.

3. SPEND ANALYSIS

- 3.1. The information obtained in relation to the site and its capacity for a future development scheme has been filed onto the Council asset management systems. The design and site condition information will provide the foundation for any further development proposals.
- 3.2. The information would not be limited to housing developments this would inform any depot consolidation plans or other regeneration potentials identified for the site in the future.