



**ARTICLE NO: 2A**

**CORPORATE & ENVIRONMENTAL  
OVERVIEW & SCRUTINY COMMITTEE**

**MEMBERS UPDATE 2012/13  
ISSUE: 2**

---

**Article of: Assistant Director Housing and Regeneration**

**Relevant Managing Director: Managing Director (Transformation)**

**Relevant Portfolio Holder: Councillor V. Hopley and Councillor A. Owens**

**Contact for further information: Mr W Berkley (Extn. 5259)  
(E-mail: [william.berkley@westlancs.gov.uk](mailto:william.berkley@westlancs.gov.uk))**

---

**SUBJECT: ENGAGING JOHN MCCALL ARCHITECTS TO PRODUCE A COSTED  
ENVIRONMENTAL REGENERATION PROPOSAL FOR LITTLE DIGMOOR**

---

Wards affected: Borough wide

## **1.0 PURPOSE OF ARTICLE**

- 1.1 To inform members of the decision to appoint John McCall Architects to assist with the development of a revival proposal for Little Digmaor for submission to DCLG.
- 

## **2.0 BACKGROUND**

- 2.1 John McCall architects assisted the Council to produce detailed environmental regeneration proposals throughout the district as part of the LSVT work in 2005.
- 2.2 Officers have made representations to the DCLG highlighting the need for environmental regeneration work in Skelmersdale. This resulted in a site visit by the DCLG where they heard that the new self financing arrangements for housing would not address the environmental needs of Skelmersdale.
- 2.3 The meeting resulted in WLBC offering to draft detailed environmental proposals for submission to the DCLG for their consideration and potential assistance with their delivery.
- 2.4 Officers are therefore proposed to appoint John McCall architects to assist with the development of a proposal as they have had previous involvement in the planning of Skelmersdale estate regeneration,

knowledge of the issues present on our estates and costing of these works.

### **3.0 CURRENT POSITION**

- 3.1 A fee proposal has been received from John McCall architects to carry out this work, which totals £20,000.
- 3.2 A breakdown of this estimate has been received identifying a total of 400 hours budgeted to the project at an average rate of £50 per hour.
- 3.3 Additional information has been provided by McCalls identifying framework rates they have recently tendered and won. McCalls have offered to charge based on these rates and provide evidential time sheets. In addition, should the project costs total less than their initial estimate of £20,000 (based on the timesheets) McCalls have agreed they will charge the lower figure. However, should the hours taken go over the initial £20,000 estimate McCalls have offered to cap the fee at the £20,000 estimate.
- 3.4 In order to progress the project the Assistant Director of Housing and Regeneration operated his delegated authority under 4.2 of the Constitution paragraph 4.14, in consultation with the Leader of the Council, Portfolio Holder for Housing and the Portfolio Holder for Housing Finance to agree to the awarding of the response maintenance contracts on an initial 5 Year basis.

### **5.0 SUSTAINABILITY IMPLICATIONS/COMMUNITY STRATEGY**

- 5.1 There are no additional significant sustainability impacts associated with this article and, in particular, no significant impact on crime and disorder. The article has no significant links with the Sustainable Community Strategy.

### **6.0 FINANCIAL AND RESOURCE IMPLICATIONS**

- 6.1 There are no additional significant financial or resource implications arising from this article, funding for the project will be met from existing budgets.

### **7.0 RISK ASSESSMENT**

- 7.1 This item is for information only and makes no recommendations. It therefore does not require a formal risk assessment and no changes have been made to risk registers as a result of this report.

---

---

### **Background Documents**

There are no background documents (as defined in Section 100D(5) of the Local Government Act 1972) to this Report.

### **Equality Impact Assessment**

The decision does not have any additional direct impact on members of the public, employees, elected members and / or stakeholders. Therefore no Equality Impact Assessment is required.

### **Appendices**

*None*