

CLERKS REPORT - COMMUNITY LEAD LOCAL DEVELOPMENT (CLLD) – CATTLE MARKET MAKERS (CMM) PROJECT

NOTE - READING THE ATTACHMENTS – At the 29th July 2021 Special Council meeting, consideration of the project was given on progress to that point and the following resolution adopted which the officers having being following.

Minute 152 / 21 CATTLE MARKET MAKERS PROJECT (CMM) – COMMUNITY LEAD LOCAL DEVELOPMENT (CLLD)

Councillor Powell proposed, Councillor Smith seconded and the Council **RESOLVED** to welcome and commit to the CLLD Cattle Market Makers project and its management and in doing so accept:

- a). the European Regional Development Fund (ERDF) and European Social Fund (ESF) grant offer letters from the Community Lead Local Development (CLLD) programme.
- b). the corresponding match funding letters from Cornwall Council.
- c). the adoption the attached Safeguarding Policy.
- d). to set up a formal project board to deliver the project.

10TH MARCH 2022 SPECIAL COUNCIL MEETING – UPDATE AND NEXT STEPS

We are recommending that the 10th March 2022 Special Council approve Contractor A as the “preferred supplier”, on the basis of the recommendation from WWA, but not at this stage to approve appointment to contract, which will be subject to clarifications achieved at that pre-contract inception meeting, in order to ensure that project costs remain within the limits of funded budgets.

Feedback from the inception meeting would then be brought to a Special Council meeting on 24th March 2022 to be considered by the Town Council for final approval.

The key issues for consideration from the agenda sheet are 5a and 5b, 5bi with 5f and 5i needing support:

5. CATTLE MARKET MAKERS PROJECT (CMM) – COMMUNITY LEAD LOCAL DEVELOPMENT (CLLD) TOWN CLERKS UPDATE -

a). the Tender A (PARTII report) - this is the tender document submitted and will be referred to as Contractor A during the report and discussions. Strict business confidentiality applies to the identity and status of the prospective contractors tendering for this contract. The decision as to the approval of preferred supplier will be published following the approval by LTC of that status and the notification of this decision to all prospective contractors who took part in the tender process.

b). our consultants’ recommendations and 5.b.i. EXCEL spreadsheet (PARTII report) – WWA have reviewed the contingency requirements for the construction project, and have reached a figure of £44,000 (see attached) in relation to construction cost contingency risk. In addition, WWA have identified areas whereby the full extent of these contingency costs may be reduced through a process of clarifications with the preferred contractor at the project inception meeting (prior to

formal appointment to contract). In addition, the project has identified up to £20,000 of prospective savings that can be reallocated from within the extant ERDF budget to set aside to mitigate any outstanding contingency risks. LTC is at this stage therefore being asked to approve Contractor A as the preferred supplier, on the basis of the recommendation from WWA, but not at this stage to approve appointment to contract, which will be subject to clarifications achieved at that pre-contract inception meeting, in order to ensure that project costs remain within the limits of funded budgets.

c). notification of the variation to the existing Community Lead Local Development (CLLD) ERDF grant offer letter (as attached) – to note the variation in the grant offer letter.

d). **Financial Summary (as attached)** – To Note.

e). the advice of the specialist VAT consultants and their recommendation to opt to tax on the Cattle Market Makers facility (as attached i,ii,iii). – To note with a view to following the advice and “opting to tax” should the 24th March 2022 Special Council resolve to accept the tender and proceed with the project.

f) the finalised cost of the services being provided by the former Cornwall Council contractors transferred to the Town Council under the Access Agreement (see attached) – To note and accept the final 3 items not approved at the 22nd February 2022 Finance, Economic Development & General Purposes Committee. (Principal Designer, review of CPP, updated drawings and Health and Safety file - Management of Construction Contract - Management of Defects period)

g). **Income and Expenditure Update (as attached)**. – To Note

h). **The revised Risk Assessment (as attached)**. – To Note

i). **To approve the principle of seeking a license for the contractor to access Cornwall Council land.** – Cornwall Council has already agreed to the granting of lease to the Town Council at a peppercorn amount on this part of the former Cattle Market site. We have been informed, that in order to facilitate early access to the site whilst a revised lease is prepared, that a license will be used in the meantime. The document itself should come to the scheduled 29th March 2022 for Town Council approval.

RECOMMENDATIONS: That the Council approve Contractor A as the preferred supplier, on the basis of the recommendation from WWA, but not at this stage to approve appointment to contract, which will be subject to clarifications achieved at that pre-contract inception meeting, in order to ensure that project costs remain within the limits of funded budgets.

That the Town Council approves the last 3 items from the consultants services quote

That the Town Council approves the principle of using a license (pending the approval of a lease) as suggested by Cornwall Council to more quickly gain access to their land for our contractor.