

LUF/UKSPF PROGRAMME UPDATE

STAGE PLAN – RIBA3, ENABLING AND OPERATOR PROCUREMENT



Stage Plan – Mobilisation & RIBA2 Refresh

What was completed during the previous stage?

Workstream	Outputs
Operator Model & Procurement	<ul style="list-style-type: none">✓ LUF compliant operating model proposal informed by market feedback✓ Operator Procurement Strategy
Communications	<ul style="list-style-type: none">✓ Communication plan✓ Toolkit of key materials
Design Readiness	<ul style="list-style-type: none">✓ RIBA2 refresh
Social Value & Benefits	<ul style="list-style-type: none">○ Social Value action plan○ Toolkit
Project Controls	<ul style="list-style-type: none">○ Project Execution Plan (programme, budget)✓ Stage Plan for next stage
Team Assembly	<ul style="list-style-type: none">✓ Team assembly plan✓ Team procurement and management tracker

Stage Plan – Mobilisation & RIBA2 Refresh

What was completed during the previous stage?

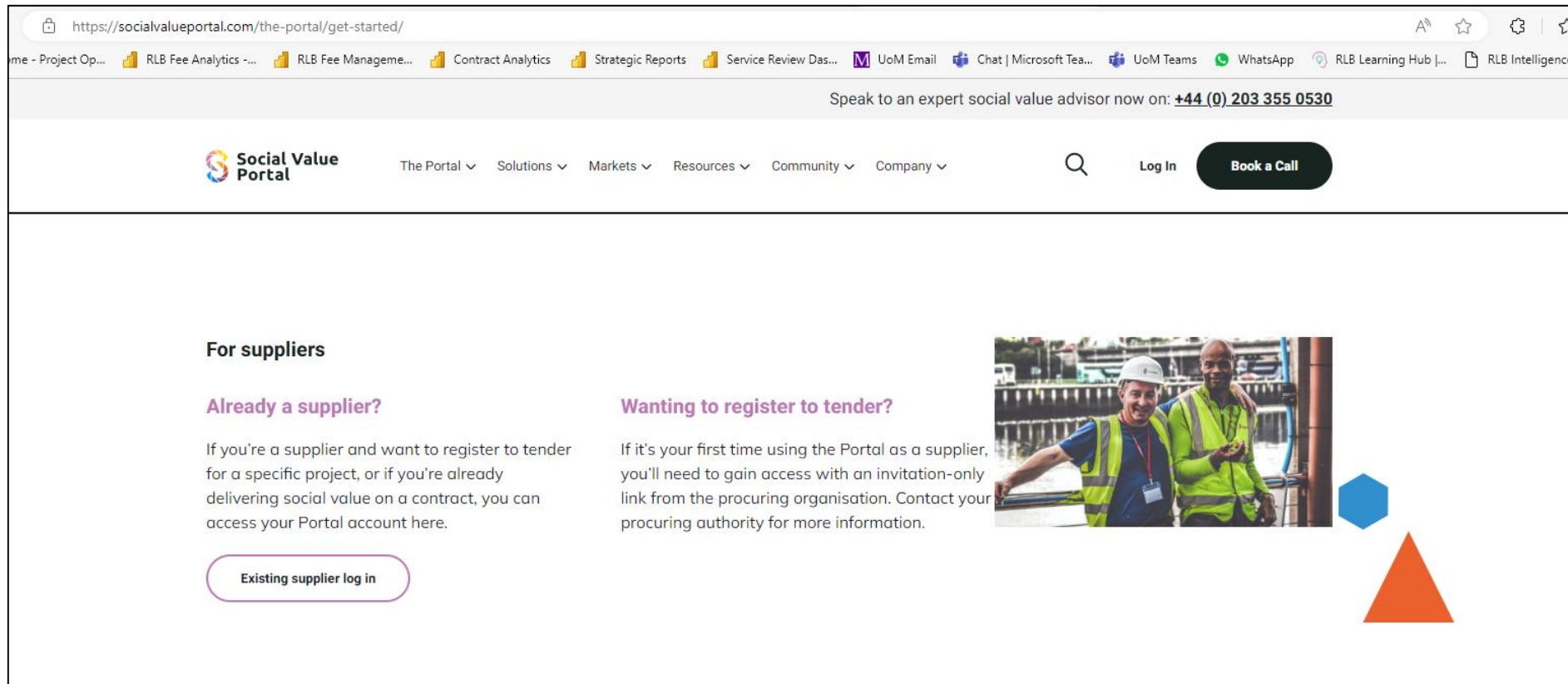
- Identification of the potential for **'enabling' works** that may be able to take place ahead of the main works starting, ensuring works start as soon as possible and helping to mitigate programme risks.
- Review of the **design for Market Hall**, identifying that to create a model that is most likely to attract a strong operator investigating an option to introduce complementary uses, which encourage visitors across a greater spread of the week (weekdays/earlier in the day) and from a wider demographic, could be explored.
- Review of the **design the Shared Workspace**, identifying that the layout may have the potential to be more efficient, and that the design of the roof space should be re-explored, as the extent of the extension indicated in the current design may not be the best way to achieve the brief, and that development of a clear parking strategy needs prioritising.
- Recommendation that the optimum contracting model for the Market Hall is likely to be a **lease**, and for the Share Workspace a **management agreement**.
- Identification of the **operator procurement team** that may be best placed to advise on procurement of these operators (agents and legal advisors).
- Recommendation that the previously adopted **procurement strategy** be updated and that while its recommendation that frameworks are used remains appropriate, the frameworks to be used should be broadened from just SCAPE and NHS SBS and that for each procurement exercise, a review is undertaken to ensure the most appropriate framework or Dynamic Purchasing System for that particular work requirement is selected.

RIBA3, Enabling and Operator Procurement

What are we focussing on for this stage?

Workstream	Progress
RIBA3 Design	The design will be progressed to RIBA Stage 3
Planning Application	Pre-app advice will be taken, and the planning and listed building consent applications required will be submitted
Enabling Works	Opportunities for enabling works will be identified and the works will be progressed
Operator Procurement	Procurement of operators for both the Market Hall, and the Shared Workspace will progress
Land Assembly and Vacant Possession	Work will continue to progress land assembly, including assisting current tenants to prepare and move. A key element of this work will be creating a plan for the market traders to have an alternative home while works take place in the hall.

Who will need to be involved?



The screenshot shows a web browser window with the URL <https://socialvalueportal.com/the-portal/get-started/>. The browser's address bar and tabs are visible at the top. Below the browser, a banner reads "Speak to an expert social value advisor now on: **+44 (0) 203 355 0530**". The main navigation bar includes the "Social Value Portal" logo, a menu with items like "The Portal", "Solutions", "Markets", "Resources", "Community", and "Company", a search icon, a "Log In" link, and a "Book a Call" button. The main content area is titled "For suppliers" and is divided into two columns. The left column is headed "Already a supplier?" and contains the text: "If you're a supplier and want to register to tender for a specific project, or if you're already delivering social value on a contract, you can access your Portal account here." Below this text is a button labeled "Existing supplier log in". The right column is headed "Wanting to register to tender?" and contains the text: "If it's your first time using the Portal as a supplier, you'll need to gain access with an invitation-only link from the procuring organisation. Contact your procuring authority for more information." To the right of this text is a photograph of two men in high-visibility work clothes and hard hats standing on a construction site. Below the photo are two geometric shapes: a blue hexagon and an orange triangle.

Who will need to be involved?

Procurement Bill [HL]

AS AMENDED IN PUBLIC BILL COMMITTEE

CONTENTS

PART 1
KEY DEFINITIONS

- 1 Procurement and covered procurement
- 2 Contracting authorities
- 3 Public contracts
- 4 Valuation of contracts
- 5 Mixed procurement above and below threshold
- 6 Utilities contracts
- 7 Defence and security contracts
- 8 Concession contracts
- 9 Light touch contracts
- 10 Mixed procurement special regime contracts

PART 2
PRINCIPLES AND OBJECTIVES

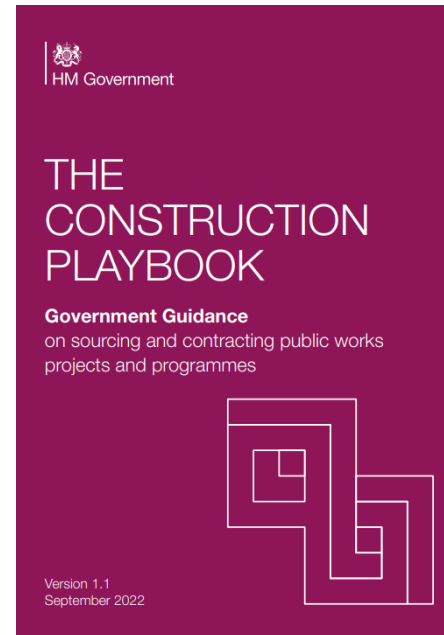
- 11 Covered procurement only in accordance with this Act
- 12 Covered procurement objectives
- 13 The national procurement policy statement
- 14 The Wales procurement policy statement

PART 3
AWARD OF PUBLIC CONTRACTS AND PROCEDURES

CHAPTER 1
PRELIMINARY STEPS

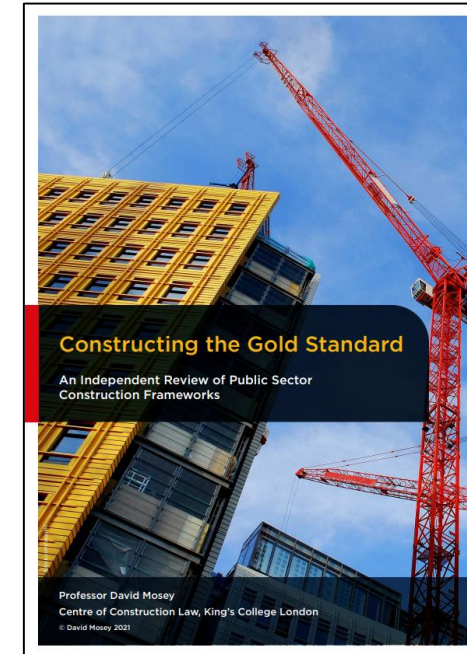
- 15 Planned procurement notices
- 16 Preliminary market engagement
- 17 Preliminary market engagement notices
- 18 Duty to consider lots

Bill 249 58/3



Contains 14 key policy reforms aimed at transforming how we assess, procure and deliver public works projects and programmes.

[Link to the Construction Playbook](#)



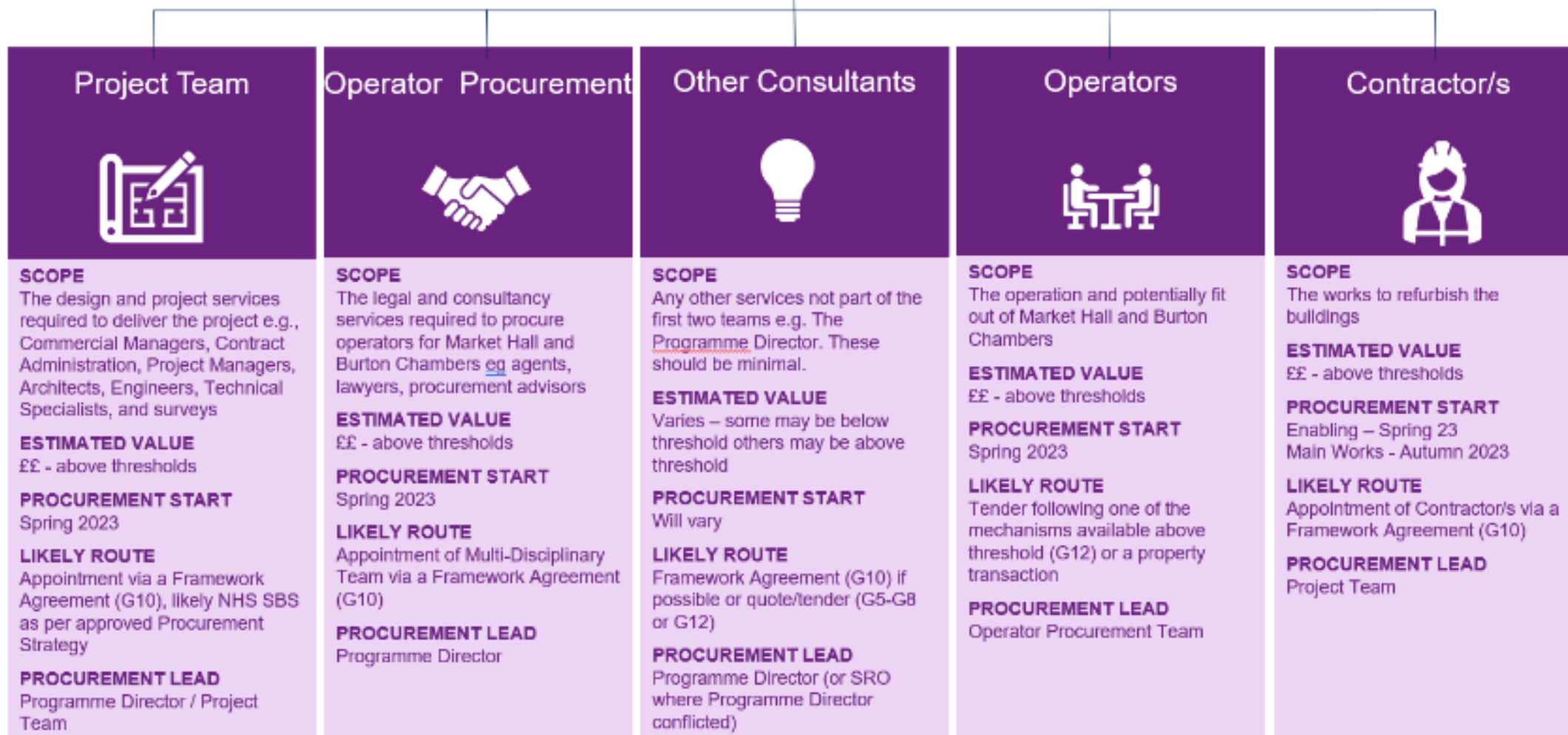
An independent review on frameworks role in delivering the Construction Playbook and how they support 'better, safer, faster and greener'

[Link to Constructing the Gold Standard](#)

Will reform the UK's public procurement regime, making it quicker, simpler, more transparent and better able to meet the UK's needs while remaining compliant with our international obligations.

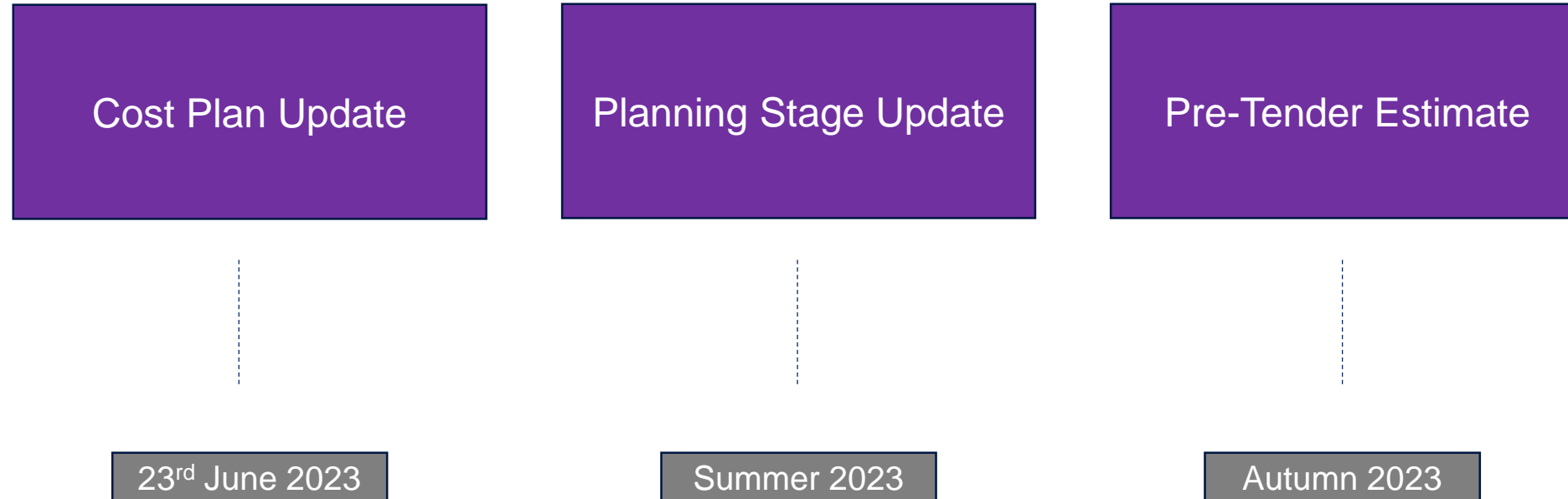
[Link to the Procurement Bill](#)

Who will need to be involved?



Road Map

Key Dates



STRUCTURE

Governance

COUNCIL

CABINET

PORTFOLIO HOLDER

LUF BOARD

ASSURANCE

SPECIAL OVERVIEW
AND SCRUTINY
COMMITTEE

Senior Supplier

Funder Mtgs

Principals Meeting

SRO

STRATEGIC
DIRECTORS
GROUP

Senior User

Town Centre
Stakeholder Group

CHIP

AUDIT

Delivery

Land Assembly

Finance

Operations

Design

Stakeholders &
Comms

Social Value