

Report to: Cabinet



Date of Meeting 3 March 2021

Document classification: Part A Public Document

Exemption applied: None

Review date for release N/A

Appointment of Surveying / Valuation Consultant Exemption to standing orders

Report summary:

To inform members of the appointment of Lambert Smith Hampton as Surveying / Valuation Consultants to undertake the valuation and negotiations of land parcels within Cranbrook town centre, to support EDDC in pursuing the option of purchasing one or more of the Cranbrook town centre parcels from the East Devon New Community Partners, as set out the revised MOU.

The MOU sets out the expectation for market residential value to be paid for the land. LSH will provide advice on the assumptions used to derive a land value and undertake negotiation on behalf of EDDC to derive a final value for the parcels of land. As set out in the report on Cranbrook Town Centre, considered by Cabinet in January 2021, support is needed to review the assumptions used by the EDNCp on deriving a land value.

This appointment has been made as an exemption to Standing Orders. The approval form has been provided as attached

Recommendation:

That Cabinet notes the attached Request for Exemption to Standing Orders Report attached in respect of the appointment of Lambert Smith Hampton as Surveying / Valuation Consultants to undertake the necessary Valuation and Negotiations of parcels of land as noted above to enable EDDC to purchase one or more parcels of land, in or around Cranbrook Centre.

Reason for recommendation:

To provide Surveying / valuation and Negotiation Services to the Planning Department. This independent work is urgently required review the various expectations set out in the MOU, before the MOU can be signed.

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Portfolio(s) (check which apply):

- Climate Action and Emergencies
- Coast, Country and Environment
- Council and Corporate Co-ordination
- Culture, Tourism, Leisure and Sport
- Democracy and Transparency
- Economy and Assets
- Finance

- Strategic Planning
- Sustainable Homes and Communities

Financial implications:

None

Legal implications:

The contract value falls below the threshold set out in the Public Contracts Regulations 2015 and therefore the EU procurement procedure (which is still currently relevant) does not apply and an exemption can be validly relied upon pursuant to the Council's Contract Standing Orders Rule 3.2. The reason for using the exemption in this case appears justified.

Equalities impact Low Impact

Climate change Low Impact

Risk: Low Risk;

Links to background information

[Cabinet report 6 January 2021 item 294](#)

Link to [Council Plan](#):

Priorities (check which apply)

- Outstanding Place and Environment
- Outstanding Homes and Communities
- Outstanding Economic Growth, Productivity, and Prosperity
- Outstanding Council and Council Services

Report in full

The attached Request for Exemption to Standing Orders Report dated 26th January 2021, details the need for appointing Lambert Smith Hampton to carry out valuation work on various parcels of land in Cranbrook town centre to establish current market value and the negotiate on EDDC behalf with the land owners to support the purchase of one or more of these parcels of land. This work is urgently required to review various aspects of the MOU so that the MOU can be signed.

The exemption request explains why it is more cost effective to appoint Lambert Smith Hampton. LSH have the capacity and fully understands and has the ability to meet the requirements, meet contract conditions and offer the best value for money, rather than go through a tendering exercise to appoint an alternative Consultant.