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Planning

## **Corporate Landlord Strategic Advisor**

Walsall Metropolitan Borough Council

F01: Prior information notice

Prior information only

Notice identifier: 2023/S 000-010669

Procurement identifier (OCID): ocds-h6vhtk-03be74

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### **Section I: Contracting authority**

#### **I.1) Name and addresses**

Walsall Metropolitan Borough Council

Civic Centre, Darwall Street

WALSALL

WS11TP

#### **Contact**

Laura Russell

#### **Email**

[procurement@walsall.gov.uk](mailto:procurement@walsall.gov.uk)

#### **Telephone**

+44 1922654329

#### **Country**

United Kingdom

**Region code**

UKG38 - Walsall

**Justification for not providing organisation identifier**

Not on any register

**Internet address(es)**

Main address

[www.walsall.gov.uk](http://www.walsall.gov.uk)

**I.3) Communication**

Additional information can be obtained from the above-mentioned address

**I.4) Type of the contracting authority**

Regional or local Agency/Office

**I.5) Main activity**

General public services

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**Section II: Object**

**II.1) Scope of the procurement**

**II.1.1) Title**

Corporate Landlord Strategic Advisor

**II.1.2) Main CPV code**

- 79000000 - Business services: law, marketing, consulting, recruitment, printing and security

**II.1.3) Type of contract**

Services

#### **II.1.4) Short description**

1Walsall Council has a property portfolio comprising over 750 land and building assets with a total building floor area of over 3.84m square feet over 3,200 acres. The portfolio includes operational and non-operational assets including a substantial schools estate.

The Council has recently adopted a Corporate Landlord approach to the management of the property portfolio which encompasses the functions of Asset Management, Integrated Facilities Management, Capital Works Commissioning, Office Moves and Energy management.

The council's Strategic Asset Plan for the period 2022-27 sets out the strategic objectives for the property portfolio as well as the governance, processes and procedures associated with the management of the portfolio.

One of the objectives of the Strategic Asset Plan is "To provide the right property, fit for purpose, in the right place, to meet current service needs and to plan for the future."

The Council is seeking a Strategic Advisor to work with the Corporate Landlord to provide strategic advice relating to the delivery of this strategic objective across the operational property portfolio. The focus of this role will be on the ongoing work programmes including the schools expansion programme, major works and the asset challenge process required in order to achieve an incremental improvement in the quality of the Council's built estate.

#### **II.1.6) Information about lots**

This contract is divided into lots: No

### **II.2) Description**

#### **II.2.2) Additional CPV code(s)**

- 79400000 - Business and management consultancy and related services

#### **II.2.3) Place of performance**

NUTS codes

- UKG38 - Walsall

Main site or place of performance

Walsall Metropolitan Borough Council

Civic Centre, Darwall Street

WALSALL

WS1 1TP

#### **II.2.4) Description of the procurement**

The role is strategic and non-operational, a Delivery Advisor has been appointed and there will be no opportunity to provide day to day operational services, below is a high level overview of the Strategic Advisor's role.

- Work with Corporate Landlord and Service Directorates to develop high level strategy relating to property needs.
- Develop an outline brief for Corporate Landlord and the Service Directorate for approval.
- Prepare initial business case with Corporate Landlord and Service Directorate.
- Undertake an annual review of RIBA Stage 7 (in use) reports to ensure that any improvements identified are properly and effectively fed back into the design process to maintain or enhance performance and keep pace with changing expectations of service users. final review of all capital projects.
- To support Corporate Landlord in programme management of capital projects and to advise on variations to / deviations from the detailed brief and exception reporting from the operational team to include financial viability of the variations to the scheme and agreed budgets.
- Financial overview of capital projects to include budget monitoring and performance of the programme.
- Asset Challenge - preparation and implementation of an Asset Challenge process of the built estate to inform decision making relating to repair/ replacement of buildings and the investment in or disposal of underperforming assets in order to meet the strategic needs of the Council.
- Net zero carbon - to support Corporate Landlord in the development of a net zero carbon strategy for the property portfolio.

#### **II.3) Estimated date of publication of contract notice**

19 May 2023

## **Section IV. Procedure**

### **IV.1) Description**

#### **IV.1.8) Information about the Government Procurement Agreement (GPA)**

The procurement is covered by the Government Procurement Agreement: No