

# ISLE OF MAN CONSTRUCTION FORUM

## MINUTES OF MEETING

HELD AT THE ISLE OF MAN CONSTRUCTION FEDERATION OFFICES, ONCHAN

Friday 29<sup>th</sup> September 2017

### **Present**

Gary Crittenden, SCS Limited	Chairman
Brian Butler, Bell Burton Associates	Secretary
Gordon Leach, Burroughs Stewart	Vice Chairman
Seymour Corkill, Colas	Contractor
Stan Yellop, Safety Management Services	Planning Supervisors
Stephen Smyth, Island Aggregates	Suppliers
Peter Tyreman, Ellis Brown	Architects
Mike Caine	University College Isle of Man
Ralph Peake MHK	
Julie Edge MHK	
Paul Slinger	DOI PMU
Jeff Magee, Magee and Co	Quantity Surveyors
James Vickers, CCS	Contractors
Ian Copley, Curtins Consulting	Engineers
Clive Callister, Colas/Auldyn	Contractors
Mark Pearce, Ellis Brown	Architects
Tony Lloyd-Davis, Cornerstone Architects	Architects
Kris Killip, Tooms Bros/Island Drainage	Contractors
Paul Bergin, BB Consulting	Engineers
Steve Moore	DED
Andy Cowie	MUA
Brett Woods	DOI Housing

### **Apologies for absence**

Andy Bostock , Nick Black , Mark Lewin, Corelli Bentham Geoff Boot MHK, Pat Collett, Richard Lole, Andy Kelly.

### **1.0 Welcome and introduction**

The Chairman (GC) welcomed Forum Members.

## 2.0 **Apologies**

Apologies were recorded above.

## 3.0 **Public Estates and Housing Division Presentation by Debbie Reeve, Director of Public Estates and Housing**

Please see attached Presentation by Debbie Reeve.

The role of the Project Management Unit was queried, DR advised that Paul Slinger is responsible for Capital Projects in the DOI and for co-ordinating and as a conduit for other departments. The PMU is the same as CPU but sits in the DOI. Many Departments had recently lost members of staff who were experienced in delivering Capital Projects so the PMU's experience and assistance is invaluable.

Being 33 years away from 2050 and the requirement to reduce Co2 emissions Public Sector Houses represent 17% of houses, should the Department not be considering low energy houses. DR advised that currently Public sector Houses were built to a greater energy performance criteria than building regulations and that private sector has also a role to play as do other items such as transport etc. No easy fix at the moment.

Private sector is very interested but banks will not lend on stage payment mortgages, if building regulations were increased the cost differential would reduce making low energy homes more affordable. There are also health benefits. DR advised that affordable homes were also required and the building regulations are exceeded on public sector houses.

The Capital Budget was discussed; this year there is £88M in the Pink Book, £62M in construction if there is a slip in programmes this money is ring fenced but not added to the following years budget. There is a five year spending profile and the funding is balanced over the five year period not just one single year. There is a certain amount of flexibility over the five year cycle. Government tries to keep spending at a reasonable level to reduce peaks and troughs in spending profile. PMU is looking at "in-fill" projects when programme slippages occur as, for example Summerhill Views being refused planning permission.

Current resource issues and previous schemes missing key dates have resulted in the loss of Summerhill Views not affecting the market as much as it could have. The Department still wish to progress with Summerhill Views and are currently reviewing their options.

Queries were raised on the Jurby Industrial Development, a facelift scheme is to be prepared soon which will also compartmentalise some of the units for smaller industries. There is

demand for industrial units in Jurby. Most units are built on a ground rent basis. MP advised that he was developing units in Ramsey.

Revenue funded work carried out by Estates Shared Services was criticised as sometimes the budget was “pinched” after the scheme had started design resulting in a lost scheme. DR acknowledged that sometimes revenue funded schemes were not as sharp as capital schemes but all schemes should go out to tender on a set budget.

The new procurement process was discussed and appears to be working, it is up to individual organisations to express and interest in a scheme although many members said they were not receiving e-mails advising of schemes which would be of interest to them. MACCS will still exist so contractors will have two opportunities to express an interest.

The evaluation process was discussed, Procurement Policy states that benefits to the Local economy should be noted when evaluating tenders and tenders were not always first past the post, there was still an option of a quality/price ratio to be used when tendering.

The new procurement policy is appended to these minutes.

It was suggested that Procurement could be asked to attend to make a presentation on the new Procurement Portal.

Consultant Procurement was raised. A new framework will soon be in place and once a consultant is on the framework there may be mini competitions for work. Consultants will advise the PMU of which bracket of works they wish to be considered for, PMU will review and decide which is more appropriate. A qualitative assessment will enable PMU to gather information on a particular consultants specialism if required. PMU will decide on which consultant is on which list based on size, resilience, expertise and resources. Current workload will be taken into account in the mini competitions.

Winning a scheme on design Merit does not necessarily lead to a negotiated fee, fees will be decided on a scheme by scheme basis.

DR was asked if she had any influence over Local Authorities, some LA's were not always following policy. LA's are stand-alone entities and if there is a breach of policy they are advised of the correct policy to enable them to mend their ways.

DR advised the following schemes were progressing in Ramsey

Ramsey Bus Station Relocation

Mayfield

Close Voirrey

Private plans for a Bio Med/Innovation Scheme at Jurby have not progressed.

It was noted that the majority of Regeneration works were undertaken in Douglas, the other Committees were not as well equipped as Douglas but this was changing and it was expected that further Regeneration works would be implemented soon.

BIM was discussed, it was generally agreed that following significant pain and expense, the gains to be had by embracing BIM were significant. The Government wanted BIM and a number of local practices had implemented BIM. In the UK BIM was Contractor driven local Contractors appear to be less interested in pushing BIM. It was noted that Planning and Building Control both still required paper copies of applications.

#### **4.0 DED Update**

SM advised that discussions were underway regarding the possibility of a Development Agency being established. There are significant sites waiting to be developed and which over the years have been looked at for development but barriers to development exist. The Development Agency may have the power to compulsorily purchase sites to assist development. DED and Douglas Borough Council currently working together to see what barriers are in place which stop some sites being developed.

SM advised that he was assisting a number of schemes in pre-development he noted that where grants were provided although employing local consultants was encouraged by DED it was not compulsory.

SM advised North Quay was progressing with a developer, the Summerland Site would be utilised for a temporary Tram Shed, SM was assisting with the Jurby Masterplan, the sale of the Castle Mona had not fallen through although it is back on the auctioneers website, the Airport Gateway was going through the Environmental and Infrastructure Committee in order that Political support could be gained.

DED has had a number of approaches for sheltered housing schemes and the like due to current demographics.

Carl Hawker, who is presenting at the October Forum Meeting, is producing useful statistics to encourage inward investment.

Government were concerned about the impact on parking spaces when the Promenade scheme starts and particularly if it coincides with other large schemes in Douglas and is currently looking for suitable sites for temporary car parking.

## **5.0 Chamber of Commerce**

SS noted that a meeting had been held regarding young people in construction, Matt Bond was vocal and a working group was being formed. Ballakermeen High School had requested the construction industry do some career assemblies. Hopefully assistance from DED will be considered.

Chamber had a meeting with Chris Thomas MHK on planning reform no real details but confident that an amendment to the bill will be in place by October with reforms in place by Spring 2018. Discussion on third party rights to appeal held – looks likely that rights will stay.

Chamber met Lawrie Hooper MHK, Lawrie happy for interaction with Industry and wishes to help promotion of industry.

Carl Hawker presented at the last Chamber meeting. Presentation very interesting and well received.

## **6.0 Reports from delegates/Construction Demand**

Nothing to report.

## **7.0 Any other Business**

The powers to “call in” planning applications were not as clear as they could be and needed reforming.

There are Significant refurbishment schemes to be carried out by Local Authorities included in the Pink Book, BW advised all to approach Local Authorities.

It was noted that Government had significant parcels of land and should consider joint ventures to enable development. Currently JV's were not allowed under the Financial Regulations but and FD8 Waiver could be applied for – limited appetite for FD8 Waivers.

UCM has 40% more students this year, see attached note from UCM

It was proposed and approved that the Forum Chairman be elected for two years rather than one year to provide more stability to the Forum.

## **9.0 Next meeting**

The meeting closed at 10:05.

The next meeting of the Construction Forum is on Friday 27 October 2017 at the Isle of Man Construction Federation Offices, Onchan starting at 8.00am.

A Forum Social Night is being arranged for Friday 24 November 2017 – more information to follow.