



## STRATEGY & RESOURCES COMMITTEE

### MEMBER/OFFICER REPORT

<b>NAME OF ORGANISATION/BODY</b>	Stroud District Council
<b>DATE OF LAST MEETING ATTENDED</b>	13 January 2022

#### BRIEF REPORT:

#### **1 Introduction**

- 1.1 The purpose of this report is to update members on the current position with the redevelopment of Brimscombe Port following the last update to committee, which was provided in January 2022.

#### **2 Demolition contract**

- 2.1 Haywood Crushing Demolition Ltd (HCD) are continuing with demolition works whilst the Flood Risk Activity Permit (FRAP) from the Environment Agency is underway. The statutory response date for the FRAP is 26 March, however some are issued before the statutory timeframe is reached.
- 2.2 A separate FRAP has been submitted for the Port House, this was to reduce any potential delays for the rest of the site due to additional design information being required. A FRAP is required for any demolition works within 8 metres of the river.
- 2.3 In line with ecological timeframes, the units that were deemed to have features suitable for roosting bats were checked by an ecologist prior to removing roofs.
- 2.4 The demolition work is programmed to complete by April this year, however this may extend into May depending on when the FRAPs are issued by the Environment Agency.

#### **3 Procurement of a Developer**

- 3.1 Following evaluation of the Selection Questionnaires that were returned by a number of developers, three developers have been shortlisted and have now been officially invited to participate in the competitive dialogue stage of the procurement process.
- 3.2 This involves discussions between the developers and the Council to help us establish the technical details of their proposals and to better understand how they see the project unfolding.



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- 3.3 All three developers have a strong track record in delivering projects of a similar nature and have demonstrated that they have the skills and experience to deliver the right solution for Brimscombe Port.
- 3.4 Discussions between the developers and the Council will now take place over the next couple of months.
- 3.5 Following advice from the Council's procurement and legal advisors, the identities of these developers will not be made public mainly due to the following reasons:
- a. To reduce the opportunity for collusion
  - b. To maintain commercial confidentiality of the tenderers
  - c. To prevent tenderers from dropping out due to the perceived level/attributes of the competition i.e. companies being intimidated by large providers or equally where contractors are considered to give excessively low prices
  - d. Which in turn maintains the value for money aspect of the procurement (the key reason for competitive dialogue) ensuring all bidders remain in and maintain a competitive approach and mind-set
  - e. The whole process can be open to challenge if it is not seen to be run in accordance with the procurement rules and there is any leakage of information about individual bidder's proposals.
- 3.6 Once the bids have been developed to sufficient detail, tenderers will be invited to submit competitive bids by providing responses to the Council's tender evaluation criteria.
- 3.7 These will be scored by officers with specialist knowledge in those topic areas together with the Council's consultants. This will result in a preferred bidder, the details of which will be presented to members for approval at the S&R Committee in July, subject to no additional competitive dialogue sessions being required.
- 3.8 The aim is to confirm the successful bidder in the summer. The developer will then consult with the local community and key stakeholders prior to submitting its planning application for the redevelopment early next year.



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#### 4 Current Estimated Key Milestones

Activity	Estimated date
Demolition complete	Apr 2022
Approval to appoint developer	July 2022
Development Agreement completed	July 2022
Infrastructure can start	July 2022
Planning application submission	Jan 2023
Commencement of redevelopment	Oct 2023
Completion of redevelopment	Oct 2025

#### 5 Community Engagement & Comms Plan

- 5.1 The Project Team continues to meet with the Parish Council to update them on progress and to focus on the delivery of the community facility within the development.
- 5.2 Regular letters continue to be posted to the local residents and the schools to update them on activity on the Port as the demolition works continue.
- 5.3 Updates are provided to those people who have signed up to be kept informed on progress with the project.
- 5.4 The Brimscombe Port page on the Council's website has recently been updated to make it easier to read and find the relevant information.

**FUTURE MEETINGS**

7 April 2022

**REPORT SUBMITTED BY**

Celeste Dauncey

**DATE**

22 February 2022

