

12 June 2017

Brimscombe Port Redevelopment

1. Project Description

Land assembly, design and planning permission for the 1st phase infrastructure (canal/river/road crossing, new bridge and access into the site) of this brownfield site; substantially de-risking the site for developers. Procurement of the development of the site; which will include a minimum of 150 homes, some commercial uses, the restored canal and basin and a community centre.

2. Funding

£3m Investment, made up from a £2m (recoverable loan) from the Homes and Communities and £1m of capital from the Council. Any surplus income from the site can also be used. The HCA's investment is repayable upon a longstop date (2025) which will be triggered upon the development and sale of the site.

3. Risks

Project risks have been reviewed by the Project Board and are set out in the Council's corporate risk register

4. Programme

The programme has been considered in detail and a breakdown of the individual tasks that lie behind the key milestones has been developed. It is reviewed regularly by the Project Board.

It must be stressed that the programme relies on, or may be determined by, co-operation from those with property interests, the statutory authorities, bridging any funding gap, third party co-operation and no unforeseen abnormalities. Any one of these issues could delay the programme as currently anticipated. However, key milestones for the first phase infrastructure and preparation for the 2nd phase are currently anticipated as follows:

	Activity	Timescale	Date
a)	Agree procurement process and prepare marketing material for development of site	7 months	May 2017 to Dec 2017
b)	public consultation on design of phase 1 infrastructure	3 weeks	Nov 2017
c)	public consultation on development brief	3 weeks	Nov 2017
d)	Preparation for CPO starts	18 months	Nov 2017 to May 2019
e)	Target date for completion of land assembly		March 2018
f)	Submit planning application for phase 1 infrastructure		Dec 2017
g)	planning approval phase 1 infrastructure	3 months	March 2018
h)	tender phase 1 infrastructure works	6 months	April 2018 to Sept 2018

12 June 2017**5. Current position**

5.1. The Ship Inn was acquired in March 2017 to facilitate the development, this impacted on spend last financial year.

5.2. Negotiations over the transfer of the freehold interest in the site are continuing with SVCC with the final wording of the Heads of Terms currently being drafted.

5.3. The contract with design consultants for the Phase 1 infrastructure has taken a considerable amount of time to complete, despite, constant pressure, but is now signed and Atkins are mobilising to deliver to the original timescale – i.e. design completed and planning application submitted by end Sept 2017. However, due to their late start this has resulted in a very tight programme for the engineers to deliver the work. The programme relies on 3rd parties, i.e. the Highways Authority, Environment Agency, utility companies etc and very little time had been allowed for public consultation. After examination of their programme, it is felt by officers that, whilst adherence to the original programme will be closely monitored, a more realistic programme is for planning permission to be submitted in December 2017.

5.4. The project programme has been updated to reflect the current position and different scenarios for some of the main streams of work (e.g. development procurement) as requested by Project Board. The options for procurement of a partner include a straightforward procurement of a developer/development partner to deliver the infrastructure and build out the development, an SDC development company, a joint venture arrangement, breaking down the site into parcels for different developers, or the Homes and Communities Agency to deliver.

6. Summary

Securing the contract for the engineering work is a significant step forward, and now means that these key milestones will be reviewed regularly by the Board and Investment and development panel. Mitigation strategies will be agreed where possible to bring the programme back on track or the programme adjusted and agreed as required.