

## **Redevelopment of Brimscombe Port**

- 1.1 The purpose of this Information Sheet is to update members on the current position and programme for the redevelopment of Brimscombe Port.

### **Flood Modelling/ Infrastructure Design**

- 1.2 On the 12 July 2019 the planning application was submitted for the demolition of the industrial buildings and the Port House and the necessary infrastructure for the redevelopment of the Port including the reinstatement of the canal from Bourne Mill to Goughs Orchard lock, a new basin, a new access road off the A419 and bridge and road works on Brimscombe Hill to enable a canal and river crossing. At the same time a listed building application was submitted due to the fact that the demolition includes the modern buildings attached to the listed mill building and the Port House, which is in the curtilage of the listed building.
- 1.3 A response is awaited from the Environment Agency for the modelling works and they have now become a formal consultee for the planning application.
- 1.4 It is not clear at this stage when the application will be considered by the Development Control Committee as responses from third parties are awaited.

### **Key Stakeholders**

- 1.5 Further meetings have been held with the Parish Council who has been progressing with the specification and business case for the community centre. When the Council receives their final proposals they will be reflected in the Output Specification for the project and an agreement will be entered into with the Parish to confirm the Council's commitment in terms of the land for the centre and the funding that the Parish will commit to the project.
- 1.6 The legal process is continuing for the transfer of the land from SVCC to the Council and the funding agreement with Homes England.

### **Procurement**

- 1.7 At the Strategy and Resources Committee on the 11 July 2019, members approved the Output Specification, Commercial Principles Paper and Value for Money Protocol. These are three of the key documents for the tender package for the procurement of a developer partner.
- 1.8 The financial appraisal is currently being updated with revised costings from Atkins, following their final design for the infrastructure works, updated sales values and build costs. Further soft market testing is taking place during September to assess the market appetite for the project. The outcome of these two exercises, together with the remaining tender documents, will be discussed at the Project Board meeting to be held on the 14<sup>th</sup> October 2019 followed by a wider discussion at Investment Development Panel on the 28 October 2019.

- 1.9 The date for when a recommendation to proceed with the procurement process will be presented to Strategy and Resources Committee has moved from October to December. The decision to proceed is subject to various factors including the completion of the land transfer, the amendments made to the loan agreement with Homes England, the heads of terms agreed with the Parish Council, planning permission for the infrastructure and the market conditions being right. This information will not all be available until after the October meeting and hence the change in programme.
- 1.10 Once the Council has decided to proceed with procurement, a bidders' day is planned where interested developers will be given the opportunity to view the site and hear more about the project prior to the formal launch of the OJEU process.
- 1.11 The revised programme for approvals for the pre procurement stage is attached.

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<b>Timetable for consultation and approvals pre procurement</b>				
	Activity	Date	Approval/Decision	Comments
a)	Project Board <ul style="list-style-type: none"> <li>• Output specification</li> <li>• Value for Money Protocol</li> <li>• Commercial Principles Paper</li> </ul>	20 May 2019		Completed
b)	I & D Panel – <ul style="list-style-type: none"> <li>• Output specification</li> <li>• Value for Money Protocol</li> <li>• Commercial Principles Paper</li> </ul>	28 May 2019		Completed
c)	Project Board <ul style="list-style-type: none"> <li>• Review Invitation to Participate in Dialogue (ITPD)</li> <li>• Finalise SQ questions and tender evaluation matrix included within the ISFT</li> </ul>	24 June 2019		
d)	Strategy and Resources Committee Report seeking approval to the papers at I&DP on the 28 May <ul style="list-style-type: none"> <li>• Output specification</li> <li>• Value for Money Protocol</li> <li>• Commercial Principles Paper</li> </ul>	11 July 2019	Approval from S&R	Completed
e)	Submit planning application for all infrastructure	12 July 2019		Completed
f)	Sign off to engineering design / flood modelling by EA	Sept 2019	Approval from third party	
g)	Update of the financial appraisal	September 2019		Gleeds instructed
h)	Amendment of the loan agreement with HE	October 2019		Solicitors instructed HE carrying out their own appraisal

i)	Soft market testing	Sept/Oct 2019		
j)	Transfer of land from SVCC	Oct 2019		Terms agreed with SVCC. Finalising the sale.
k)	Project Board <ul style="list-style-type: none"> <li>Finalise weightings for the tender evaluation</li> <li>Draft Heads of Terms for Development Agreement</li> <li>Review updated financial appraisal</li> <li>Outcome of soft market testing</li> </ul>	14 Oct 2019		
l)	I & D Panel <ul style="list-style-type: none"> <li>Selection Questionnaire evaluation questions</li> <li>Tender stage evaluation matrix</li> <li>Invitation to Participate in Dialogue (ITPD)</li> <li>Invitation to Submit Final Tender (ISFT)</li> <li>Draft Heads of Terms for Development Agreement</li> <li>Review updated financial appraisal</li> <li>Outcome of soft market testing</li> </ul>	28 Oct 2019		
m)	Project Board <ul style="list-style-type: none"> <li>Heads of terms between SDC and Parish Council</li> </ul>	25 Nov 2019		
n)	Planning approval for infrastructure across all phases	Nov 2019		Assuming DC Committee 26 Nov 2019
o)	I&D Panel <ul style="list-style-type: none"> <li>Heads of Terms between SDC and Parish Council</li> </ul>	9 Dec 2019		
p)	Strategy and Resources Committee – Report seeking approval to the papers discussed at	12 Dec 2019	Final Approval from S&R	

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	<p>I&amp;DP on the 28 October</p> <ul style="list-style-type: none"> <li>• Selection Questionnaire evaluation questions</li> <li>• Tender stage evaluation matrix</li> <li>• Invitation to Participate in Dialogue (ITPD)</li> <li>• Invitation to Submit Final Tender (ISFT)</li> <li>• Draft Heads of Terms for Development Agreement</li> <li>• Heads of Terms between Parish and SDC</li> <li>• Approval to proceed with the procurement of a partner, subject to market conditions.</li> </ul>			
q)	<p>Marketing of development opportunity/ commencement of procurement for developer subject to :</p> <ul style="list-style-type: none"> <li>• Market conditions acceptable</li> <li>• Land transfer complete</li> <li>• Amendments made to loan agreement with HE</li> <li>• Heads of Terms agreed with the Parish Council</li> <li>• Planning permission for infrastructure received</li> </ul>	Jan 2020		