



STROUD DISTRICT COUNCIL

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STRATEGY AND RESOURCES COMMITTEE

12 July 2022

7.00 - 9.17 pm

Council Chamber

Minutes

Membership

Councillor Doina Cornell (Chair)

Councillor Chris Brine
Councillor Trevor Hall
Councillor Nick Hurst
Councillor Keith Pearson
Councillor Gordon Craig*
Councillor Nicholas Housden*

*= Absent

Councillor Catherine Braun (Vice-Chair)

Councillor Mattie Ross
Councillor Ken Tucker
Councillor Chloe Turner

Councillor Stephen Davies*
Councillor Martin Percy*

Officers in Attendance

Head of Law (Litigation and Planning)
(One Legal)
Chief Executive
Strategic Director of Resources
Head of Property Services

Regeneration and Delivery Lead
Project Manager
Senior Democratic Services and Elections
Officer

Other Member(s) in Attendance

Councillor Beki Aldam

SRC.097 Apologies

Apologies for absence were received from Councillors Craig, Davies, Housden and Percy. Councillor Hurst was travelling to the meeting and was hoping to join later.

SRC.098 Declarations of Interest

There were none.

SRC.099 Minutes

RESOLVED That the Minutes and exempt Minutes of the meeting held on 9 June were approved as a correct record.

SRC.100 **Public Question Time**

Public questions were submitted. They were answered by the Chair, Councillor Cornell. ([Refer to the recording of the meeting](#)).

SRC.101 **Member / Officer Reports (To Note)**

a) Fit for the Future Programme Update

The Interim Strategic Director of Transformation and Change and the Fit for the Future Programme Manager gave an update on the Fit for the Future (FFF) Programme and highlighted the following points:

- Changes to the HR system had been implemented sooner than expected due to a higher quote from the existing provider.
- The new HR system project began in March with a deadline of the end of April to ensure that staff could be paid in May using the new system.
- HR and Finance teams had put in a lot of work in order to implement the new system and migrate the data within 2 months.
- A project of this size would normally have taken 7-8 months.
- The iTrent system that had been implemented offered more functionality than had been available with the previous system and would improve Officers self service and decrease the amount of time HR would need to spend on admin.
- The next phase of the HR system project would begin in September 2022.
- They were looking at re-engineering processes to improve them within the service delivery workstream.
- It was important that when they introduced new processes they not only changed what they did but how they did it.
- They would be running a workshop for the Leadership and Management Team to help embed the values and behaviours into services.
- The process re-engineering was underway for the first cohort and there would be two further cohorts later in the year.
- They were very close to finishing the implementation of the bulky waste process on the digital platform.
- The Community Connection workstream was being approached in a way that it would help communities to be empowered with the ability to make decisions to and take action of their own volition.
- IT security was high on the agenda and they were focused on further improvements to their defences and were looking at how they would respond and recover from a hack.
- Work was ongoing on the new housing platform procurement.
- Put lots of effort in engaging with the FFF Champions and had campaigns running around security.
- They had been interviewing for a digital platform developer however they had found it challenging to recruit to the role.

In response to Councillor Pearson, the Interim Strategic Director of Transformation and Change confirmed that overall the project was on track but there were a couple of areas where he would like to see further progress.

In response to Councillor Turner, the FFF Programme Manager confirmed that there a 5 year contract had been agreed for iTrent with fixed costs.

b) UK Shared Prosperity Fund

The Strategic Director of Resources drew Members attention to the information sheet that had been published and circulated. He confirmed that they had spent the day going through the expressions of interest and putting together a draft list. They would be publishing the draft investment plan including an indicative amount they would be recommending to be allocated against 3 key themes, the plan would be taken to full Council on the 21st July 2022.

Councillor Hurst asked how often the list would be reviewed, the Strategic Director of Resources confirmed that they would need to submit the draft plan on the 1st August 2022 which would be considered by the Government over the summer. He advised that there may be scope in the future to revise however there would be a very defined allocation for each year which would need to be spent each year and could not be rolled over.

In response to Councillor Turner, the Strategic Director of Resources advised that there was not flexibility in the scheme however things that can move quickly would be allocated to the first year and those projects that may not be ready could be held until the 2nd or 3rd year.

SRC.102 Work Programme

RESOLVED To note the Work Programme.

SRC.103 Member Questions

There were none.

SRC.104 Brimscombe Port Redevelopment

The Head of Property Services advised that the reports that the Committee were considering were a culmination of the last 8 years of focused work to de-risk and bring forward the brownfield site for development. The report focused on the procurement process to secure a developer for the site and how the decision would be made later tonight on whether to select the preferred bidder.

The Head of Property Services gave a brief overview of the report and introduced the following key elements:

- The competitive dialogue process followed had been set out in section 2 and summarised in Appendix E
- The output specification and tender evaluation matrix had been included in the appendices.
- Section 3 set out the legal and commercial reasons and the need for confidentiality of the preferred bidder's name to be retained until the standstill period had expired.
- Any subsequent appointment would be subject to Homes England approval.
- Section 4 contains an update on the community facility and the position with the Parish Council, Officers would be meeting their working group to discuss the position further.

- Section 5 provides an update on Homes England
- Members were being asked to approve the Heads of Terms of the Development Agreement.
- Section 7 provided an update on the demolition works, 98.5% of the material by tonnage was recycled or reused.
- Current budget position was set out in the table, there was currently a shortfall forecasted on the budget however, future surplus income from management of the site was expected to offset this.
- Meetings with the developer were being arranged, there would be time for the local community to engage and feedback in addition to the formal planning permission process.

Councillor Turner asked who would have oversight of the community engagement plan. The Head of Property Services confirmed that the developer would have responsibility for delivering on community engagement and the Project Board would have oversight.

Councillor Pearson raised concerns regarding any changes to the budget that may come about from community engagement. The Head of Property Services confirmed that any changes during the process of community engagement or planning permission could affect the budget.

In response to Councillor Turner the Head of Property Services confirmed that the Parish Council had been making their views clear in recent meetings regarding the community facility. It was advised that the Parish Council had not yet seen the proposal and that community facilities were really important not only for the local community but for visitors to the Port. It was confirmed that there were opportunities to discuss this further with the Parish Council and Officers recognised that the Parish Council was small and they would continue supporting them.

Proposed by Councillor Turner and seconded by Councillor Pearson.

Councillor Pearson expressed his wish to see Brimscombe Port developed and advised that it was one of the reasons that the heritage lottery funding was granted and therefore they needed to ensure it was completed.

Councillor Braun thanked officers for the work they had undertaken to reach this milestone and advised that she looked forward to the next steps with further public engagement.

Councillor Hurst confirmed that he was in support with this report but expressed some concerns that he would raise during the next item.

Councillor Aldam, Ward Councillor, thanked the Officers for all of their work on the project and confirmed that the appointed developer would need to engage meaningfully with the community and that it was important that community voices were heard.

Councillor Turner stated that she was excited for them to move to a phase of delivery and to see community engagement included, she offered her thanks to Officers for all of their work and for talking Members through the project with such care.

On being put to the vote, the Motion was carried unanimously.

- RESOLVED TO**
- 1) Delegate authority to the Head of Property Services to agree amendments to the Homes England Funding Agreement in consultation with the Strategic Director of Resources and the Chair and Vice-Chair of this Committee.
 - 2) Support Brimscombe and Thrupp Parish Council's continuing work with regard to the delivery of a community centre within the site.
 - 3) Note the completion of the competitive dialogue stage, (by the procurement team) of the previously approved procurement process to select a preferred tenderer for this site.
 - 4) Approve the draft Heads of Terms for the Development Agreement at Appendix F to this report.
 - 5) Welcome and support the next steps and the start of the developer's public engagement programme set out in paragraph 8.0.

SRC.105 LOCAL GOVERNMENT ACT 2000 - EXCLUSION OF PRESS AND PUBLIC THE FOLLOWING REPORT CONTAINS EXEMPT INFORMATION BY VIRTUE OF PARAGRAPH 3 OF PART 1 OF SCHEDULE 12A OF THE LOCAL GOVERNMENT ACT 1972 AND THE FOLLOWING RESOLUTION MAY BE PASSED TO EXCLUDE THE PUBLIC DURING CONSIDERATION OF THIS ITEM.

On being put to the vote, the Motion was carried.

- RESOLVED** That, pursuant to the provisions of Section 100 (A)(4) of the Local Government Act 1972, the public be excluded from the meeting during consideration of the matter detailed at Agenda Item 10 on the grounds that involves the likely disclosure of exempt information as defined in paragraph 3 of Part 1 of Schedule 12A of the Act.

SRC.106 BRIMSCOMBE PORT REDEVELOPMENT - SELECTION OF PREFERRED BIDDER

The Head of Property Services advised that the report set out the clear recommendation to select tenderer 1 as the preferred bidder and to delegate authority to appoint the bidder and enter into a development agreement subject to Homes England approval. The completed tender report had been included at Appendix A. The Head of Property Services confirmed that the budget position that had been published in the public report had been included in the exempt report but with the financial receipt to the council of the preferred bidder in it which gave a surplus, but that this could change through the planning process. The recommended designs were shown on the screens and on boards within the Council Chamber and Members were reminded they needed to base their decision on the scoring.

The meeting was adjourned for 50 minutes to provide members with copies of the exempt information.

Councillor Brine left the meeting.

The following answers were given in response to questions:

- The scheme still needed to go through the planning process and therefore there was a limit as to how much time the bidders would have spent on the designs prior to being selected as the preferred bidder and were aware of the proposed cycle route. There would be more detail provided in the planning application regarding bike storage and cycle routes.
- A few car park space licences had been provided previously but it had been made clear that these were only to be provided for a short term and were not included in the number that the developer has been asked to provide.
- The use of the car park spaces by the school and its community has been clear as a temporary use. There would be parking on the port but as to who can use it would be looked at during the planning stage. Conversations with the school would need to be held.
- There are mechanisms around how the public investment will be handed over to the developer, part of that would be retained to ensure the canal works were completed.
- Assurance was provided for the scoring of the governance structure, management arrangements and business plan. It was confirmed that the business plan scoring was based on the land value and it was a numerically driven score.
- There would be opportunities to revisit the placement of the affordable homes through planning, so they were not concentrated in one block.
- The design included a mix of residential, permanent and visitor moorings
- The preferred bidder had received a score of 4 regarding social value which meant that they had met the requirements of the output specification.
- A community interest or management company would be proposed for the maintenance of the public areas which would be funded by the residents of the site.
- The Council would work with the Parish Council to find a solution for the community facility and there were lots of options that could be explored but if the land was to be transferred for £1 the Council would need to ensure that it met its legal duty in this respect.

Councillor Turner proposed and Councillor Pearson seconded.

Members, including Councillor Pearson, Hurst, Ross, Braun, Cornell and Turner offered their support for the project.

The Head of Property Services revealed St Modwen Homes as tenderer 1.

Members were asked again for any declarations of interest prior to voting on the preferred bidder. There were none.

On being put to the vote, the motion was carried unanimously.

- RESOLVED**
- a) **to select tenderer 1 (St Modwen Homes) as preferred bidder for the redevelopment of Brimscombe Port and**
 - b) **to delegate authority to the Head of Property Services, in consultation with the Strategic Head of Resources and the Chair and Vice Chair of this Committee, to appoint the preferred bidder as Developer in due course and to finalise terms and take all necessary steps to complete the procurement process and enter into a Development**

Agreement with the Developer (once appointed), subject to the approval of Homes England.

The meeting closed at 9.17 pm

Chair

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