

## **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 The modelling works for all phases of the infrastructure have now been submitted to the Environment Agency for its approval and a response is awaited. In the meantime the planning application for the infrastructure is to be submitted by the end of June.

### **Procurement**

- 1.3 At the Investment and Development Panel (I&DP) on the 28 May 2019, the Output Specification, Commercial Principles Paper and Value for Money Protocol were considered together with a timetable for the consultation and approvals for the complete package of tender documentation. This is attached at Appendix 1.
- 1.4 The financial appraisal is due to be updated in August with revised costings from Atkins following their final design for the infrastructure works, updated sales values and build costs.
- 1.5 Further soft market testing is planned to take place at the beginning of September to assess the market appetite for the project.
- 1.6 Further papers will be considered at I&DP on the 2 September, which again all members of Strategy and Resources Committee will be invited to, with final approval to proceed with the procurement of a partner expected to be presented to Committee on the 3 October 2019 taking into account the results of the soft market testing, viability assessment and progress on the planning application.
- 1.7 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.

### **Key Stakeholders**

- 1.8 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.
- 1.9 The legal process is continuing for the transfer of the land from SVCC to the Council and the funding agreement with Homes England.

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Appendix 1  
JUNE 2019

<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)	Approval of planning application by Homes England	June 2019	Approval from third party	
d)	Submit planning application for all infrastructure	June 2019		
e)	Sign off to engineering design / flood modelling by EA	July 2019	Approval from third party	
f)	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		
g)	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	
h)	Project Board <ul style="list-style-type: none"> <li>• Draft Heads of Terms for Development</li> </ul>	19 August 2019		

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	<p>Agreement</p> <ul style="list-style-type: none"> <li>• Heads of terms between SDC and Parish Council</li> </ul>			
i)	<p>I &amp; D Panel –</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 SDC and Parish Council</li> </ul>	2 September 2019		
j)	<p>Strategy and Resources Committee – Report seeking approval to the papers discussed at I&amp;DP on the 2 September Selection Questionnaire evaluation questions</p> <ul style="list-style-type: none"> <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 and the approval to proceed with the procurement of a partner, subject to market conditions.</li> </ul>	3 October 2019	Final Approval from S&R	
k)	Planning approval for infrastructure across all phases	Sept/Oct 2019	Assumes submission in June	
l)	Marketing of development opportunity/ commencement of procurement for developer	Oct 2019		

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	<p>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>			
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