

APPENDIX D Brimscombe Port – Key Milestones (May 2021)

Timetable for procurement of development partner for redevelopment – SDC procures D&B infrastructure contract and passes to developer to implement		Timetable for demolition implemented by SDC assuming June 2021 Vacant possession		Impact of Vacant Possession Delayed beyond end of June
Activity	Date	Activity	Date	Comments
		Estimates for demolition only/ / Draft tender docs	April 2021	
Preparation of tender documents for infrastructure	June 2021			
Finalise tender documents, draft development agreement and legal sign off for procurement of a partner	May/June 2021	Investigation of mains services/culverts etc. Notices to stat bodies for termination. Investigate temp works/protection to Port Mill	April -July 2021	
Break date for vacant possession of buildings	June 2021			
Marketing of development opportunity/ commencement of procurement for developer (Vacant possession would give confidence)	July 2021	Pre demolition surveys for vacant buildings following on with other buildings once vacant possession achieved.	May 2021 – July 2021	Currently carrying out pre demolition surveys to empty buildings for tender documentation. If vacant possession not achieved by the end of June for all buildings, will need to include a provisional sum within the tender and complete the surveys once the contractor appointed.
Procurement of the infrastructure contract (split demolition/ construction)	June – August 2021	Tender for works	End of July – Mid Aug 2021	Lack of vacant possession will affect interest in infrastructure contract. If no interest may have to delay until vacant possession achieved. This was timed to provide certainty on cost and programme for developers as we start procurement.
		Appoint contractor / Mobilisation/ s.80 Building Act Notice (max 6 weeks response from LA)	End Sept 2021	

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SQ evaluation to derive shortlist of potential partners	Oct 2021	Commence demolition (7&8 need to be demolished outside of main bat activity season and avoids bird nesting season - April to Sept) Licensed ecologist to inspect buildings 7 and 8 for roosting bats prior to demolition.	Oct 2021 6 month contract	If vacant possession is not achieved by end of June the demolition will need to be broken down into phases (to ensure window for demolition of 7&8 outside of main bat activity not missed) as follows: Phase 1 – Units 4,6,7 and 8 Ind. Estate Phase 2 – Units 1,2 and 3 – Ind. Estate Phase 3 – Business Park Phase 4 – Port House Breaking the contract down and waiting for VP for pre demolition surveys will cause delays to the programme. Assuming VP in September the contract will extend by approx. 2 months and incur additional costs. Demolition will not be complete until June 2022. This leaves the programme with no room for manoeuvre. A bad winter may delay progress and there is the risk that bats may start to occupy vacant buildings imposing further restrictions on the timing of demolition. Any delays could impact on the overall redevelopment programme. The built in contingency to the programme will have been lost.
Competitive dialogue process	Nov/ Dec 2021			
HE Milestone (Long Stop date) – Commence procurement of a partner	March 2022			
ITFT submissions and evaluation	April 2022	Demolition complete	April 2022	
Strategy and Resources Committee – approval to appoint developer partner	May 2022			
Contracts completed	June 2022			
Prep of detailed planning application for development	June 2022 – Dec 2022	River/canal/new access road infrastructure can start by developer (Est 12 month contract)	June 2022	If vacant possession goes beyond September, the demolition works will still be on site in June and so the window for the river works in 2022 maybe missed (June to Sept only). Delays the work in the river for a further

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				year until June 2023. Can't start access road off A419 until Units 1-3 have been demolished. The developer will not be able to undertake any substantial works on site for a year if this happens.
Pre-app consultation	Aug 2022			
	Aug to Oct 2022			
Submission of detailed planning application	Jan 2023			
HE Milestone (Long Stop date) - Enter into Development Agreement	March 2023			
LRF requirement - Release of the land for housing	March 2023			LRF funding is at risk, if funding conditions aren't met and a substantial amount remains unspent at this date as the infrastructure hasn't begun.
		Infrastructure complete (Est. 12 months)	June 2023	
Planning approval for residential	Oct 2023			
Construction mobilisation and completion of development	Oct 2023 to Oct 2025	Redevelopment can commence as infrastructure is in.	Oct 2023	If vacant possession goes beyond September, resulting in a delay to the demolition and infrastructure, then this will have a knock on to the start on site of the redevelopment potentially delaying it by a year due to the need to comply with ecology seasons. This may result in long periods when there is no activity on site which the Council wishes to avoid and brings the programme closer to the long stop dates in the funding agreements putting the project at risk. Start on site pushed back to June 2024. The redevelopment programme could be as much as 2 years longer if river works don't start in June 2022.

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HE Milestone (Long Stop date) Start on site (infrastructure only)	31 Dec 2023			
HE Milestone (Long Stop date) Submit planning application	30 June 2024			
HE Milestone (Long Stop date) Secure planning consent	30 June 2025			
HE Milestone (Long Stop date) Start on site (housing)	31 Oct 2025			
HE Milestone (Long Stop date) Project Target Date. Port Basin, Canal and associated Canal/river works and new London Road access and third party access way to be completed	31 Oct 2026			
HE Milestone (Long Stop date) Practical Completion	31 Dec 2031			

Officers may seek approval to proceed with all of the infrastructure itself if the procurement process is not successful. This may occur at various stage as follows:

- Little market interest to the tender opportunity - July 2021
- Evaluation at the SQ stage does not result in any preferred bidders – Oct 2021
- Shortlisted bidders from SQ stage do not proceed beyond competitive dialogue phase due to a mismatch between their approach and the Council's to the redevelopment – Dec 2021
- S&R do not approve the selection of the final bidder at the completion of the tender evaluation stage – May 2022

Programme risk for infrastructure:

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- Works to the river – June to Sept only
- EA checks and flood risk activity permits as part of the detailed design process
- Road works - requirement under the New Roads and Street Works Act to notify the Highway Authority of our intention to carry out works on the highway. The act requires formal notification at the appropriate time to “book road space” so that the Highway Authority can manage other works in the vicinity so that conflict with others requiring to work on the network at the same time does not occur. Not notifying the HA at the appropriate time may cause significant delays to the project. There is a 12 week lead in. Units 1-3 need to be demolished for new access road.
- Planning application conditioned due to EA, contamination, ecology, materials management plan etc.
- Delays at the moment due to statutory authority’s response times.
- Further lockdown impacts on programme
- Bats start to occupy buildings that have now been vacated in accordance with our agreed programme resulting in restrictions to when these buildings can be demolished.
- Little interest in bidders for infrastructure contract due to lack of vacant possession at procurement stage.
- Developers uncertain due to lack of vacant possession once procurement process commenced.

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