

STRATEGY AND RESOURCES COMMITTEE
INFORMATION SHEET SR-2018/19-002
10/04/19

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 phase 1 modelling works, i.e. those on-site works to the east of Brimscombe Hill and to include the reinstatement of the canal and basin were submitted to the Environment Agency (EA) in October and their approval is awaited. The phase 2 modelling for the engineering design which takes the river and canal under Brimscombe Hill and connects up to Goughs Orchard lock was still showing a worsening flooding position on a small part of the Port. The design has been adjusted to resolve this issue and the modelling for phase 2 is to be submitted to the EA this week. This design also shows a much improved position when the whole canal is connected up (Phase 3).
- 1.3 These necessary small changes to the design are being costed and will be fed into the review of the financial appraisal that will be carried out prior to launching the process for the selection of a partner.
- 1.4 There is now a design solution for the infrastructure to take the site out of the flood plain for the phase 1 and phase 2 scenario, subject to final EA approval, which is a great step forward in de-risking the site.

Planning Application

- 1.5 Members will recall that it had been agreed to proceed with a hybrid planning application to include the detail for the infrastructure and an outline of the redevelopment proposals. Following further discussions with the planning services team and recent experience with other hybrid applications, it has been agreed that the best approach is to proceed with a detailed planning application for the infrastructure only and leave a planning application for the redevelopment of the site until we have appointed a developer partner. Due to the fact that the Port is in a conservation area, an outline application would require the Council to provide a lot of detail and to pin down the design to the point that the flexibility and opportunity for innovation that the Council aims to achieve through the procurement process would be lost.
- 1.6 The work that the architects have done to date has been used to understand that there is a viable way to develop the site before we proceed with the procurement and also much of the information will inform the output specification, which is the tender document that sets out the Council's requirements for the site. The bidders for the scheme will need to provide proposals to demonstrate how they will meet those requirements as part of their tender submission, as this will form part of the evaluation criteria. Once the partner is selected pre app meetings will be held to develop the design, including liaison with SVCC and the Parish Council regarding the community facilities and other key stakeholders. There would then be further public consultation on the proposals at this stage.

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- 1.7 The planning team has also made it clear that the bat surveys that are required for the units that are to be demolished to deliver the planning application for the infrastructure need to be completed and the report submitted along with the planning application. The survey season starts in May and so the application can not be submitted until early June. Atkins had also been unable to finalise their drawing pack until the modelling had been finished. Now that this is done they can start to pull together all the information; flood risk assessments, environmental impact assessments, cross sections through the infrastructure design to show the engineering details etc.
- 1.8 This does delay the programme and moves the commencement of the procurement to later in the year. However, with the market uncertainties at the moment, that is not necessarily too much of an issue and launching the procurement during the summer holidays is not advisable.

Key Stakeholders

- 1.9 The Parish Council has been progressing with the specification and business case for the community centre and has appointed a consultancy to work with SVCC and Brimscombe and Thrupp Community Centre trustees to develop a brief that meets the requirements of all. 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.
- 2.0 Meanwhile the Heads of Terms for the transfer of the land from SVCC to the Council have been approved by SVCC's board and the two parties' solicitors are progressing the sale with the aim of completing the transfer by the end of June.
- 2.1 Homes England is also progressing with the amendments to the loan agreement to reflect the changes to the programme and phasing also with a target date of the end of June.

Procurement

- 2.2 Following the Investment and Development Panel held on the 21 January 2019, which focused on the procurement of a developer partner, a further session will be held at the Investment and Development Panel (I&DP) meeting on the 20th May to present the proposed evaluation criteria, questions and weightings and some of the other tender documentation. All members of Strategy and Resources Committee have been invited.
- 2.3 The Heads of Terms for the development agreement and the approval to proceed with the procurement will be presented to Strategy and Resources on the 11 July 2019 in order that the Council is in a position to proceed with the procurement once planning permission has been granted and the market conditions are right.
- 2.4 A programme for the procurement phase and the key milestones for the whole project have been updated and are attached.

Brimscombe Port

Apr-19

Programme - Pre procurement Phase

Tasks	O	N	D	J	F	M	A	M	J	J	A	S	O
Pre Procurement Phase		Project Board on 19 Nov to present process and documentation for approval at S&R - completed		Project Board on the 14 Jan to review social value topics. I&DP on 21 Jan to discuss evaluation				Project Board on 9th May and I&DP on 20 May - agree tender documents		S&R on 11 July to approve Heads of Terms and approval to progress			Commence procurement
	Development of documentation and finalise report by 20 June for legal and finance imps												
Environment Agency sign off	Phase 1 scheme submitted 18 Oct	With EA national modelling team					Sign off by the EA						
						Phase 2 scheme submitted to the EA			Sign off by the EA				
Legals	Transfer of land from SVCC to SDC												
	Amendment of loan agreement with Homes England												
	Development Agreement												
Planning application	Preparation of planning documentation												
		Public consultation event 13 Dec											
							Bat surveys and report	Planning application submission for infrastructure					
											Development Control Committee 3 Sept	Development Control Committee 15 Oct 2019	

Brimscombe Port – Key Milestones

April 2019

	Activity	Date	Est. timescale	Status
a)	Interim LA review of engineering options	29 Aug 2017		Completed
b)	SWDRP Workshop (Peer Review)	8 Sept 2017		Completed
c)	Submission of HIF bid	21 Sept 2017		Completed
d)	Information evening for all Councillors	12 Oct 2017		Completed
e)	Project Board meeting	25 Oct 2017		Completed
f)	Submission of LEP bid	10 Nov 2017		Completed
g)	Project Board meeting	6 Dec 2017		Completed
h)	Announcement of HIF bid (unsuccessful)	1 Feb 2018		Completed
i)	Budget costs from Atkins	14 Feb 2018		Completed
j)	Project Board meeting	19 Feb 2018		Completed
k)	Announcement of LEP bid (unsuccessful)	20 Feb 2018		Completed
l)	Strategy and Resources Committee - Approval of £1.6m additional funding from SDC	12 April 2018		Completed
m)	Project Board meeting - Decision to proceed with consultancy support for procurement of a partner	14 May 2018		Completed
n)	Investment and Development Panel Workshop	9 July 2018		Completed
o)	Project Board meeting	30 July 2018		Completed
p)	Review of draft delivery strategy by Project Board	30 July 2018		Completed
q)	Soft market testing with potential partners	Aug 2018		Completed
r)	Project Board (+ I & D Panel) meeting	5 Sept 2018		Completed
s)	I & D Panel - review of final delivery strategy report	18 Sept 2018		Completed
t)	Strategy and Resources Committee - Approval to Delivery Strategy and to proceed with the documents for the procurement of partner/developer, £50k ongoing grant to SVCC; submission of detailed and outline (hybrid planning application), renegotiation of HE loan agreement	4 Oct 2018		Completed
u)	Phase 1 modelling submitted to the EA.	18 Oct 2018		Completed
v)	Project Board meeting	19 Nov 2018		Completed
w)	I&D Panel	26 Nov 2018		Completed

The dates are subject to change due to reliance on third parties.

Brimmscombe Port – Key Milestones

April 2019

x)	Public consultation on design of infrastructure and masterplan	13 Dec 2018		Completed
y)	I & D Panel - evaluation and scoring	21 Jan 2019		Completed
z)	Project Board – evaluation and scoring	25 Feb 2019		Completed
aa)	Project Board - evaluation and scoring	8 March 2019		Completed
bb)	Phase 2 and 3 flood modelling submitted to EA	April 2019		
cc)	Project Board meeting	9 May 2019		
dd)	I & D Panel - evaluation and scoring agreed	20 May 2019		
ee)	Strategy and Resources Committee	23 May 2019		
ff)	Submit planning application for all infrastructure	June 2019		
gg)	Sign off to engineering design / flood modelling by EA	July 2019	3 months	
hh)	I & D Panel	8 July 2019		
ii)	Strategy and Resources Committee – seek approval to heads of terms and procurement of a partner	11 July 2019		
jj)	Planning approval for infrastructure across all phases	Sept/Oct 2019		Assumes submission in June
kk)	Marketing of development opportunity/ commencement of procurement for developer	Oct 2019	9 months	
ll)	Notice to break tenancies (serve)	June 2020		
mm)	Strategy and Resources Committee Selection and appointment of partner	July 2020		
nn)	Contracts completed	Aug 2020	1 month	
oo)	Prep of detailed planning application for development	Sept 2020 – April 2021	7 months	
pp)	Break date for vacant possession of buildings	Jan 2021		
qq)	Pre-app consultation	Feb 2021	2 months	
rr)	Submission of detailed planning application	April 2021		
ss)	Planning approval for residential	Sept 2021	4 months	
tt)	Construction mobilisation and completion of development	Sept 2021 to Sept 2023	2 years	

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