

Moving and Improving

**EDDC New Office Project
Member Presentation
30 October 2013**



1. Recent Progress

- Cabinet and Council – July 2013
- Stakeholder engagement

2. Site Selection

- Heathpark site marketing
- Site search and shortlisting

3. Next Steps

- Events
- Decision process

1. Recent Progress

Key decisions:

- Knowle costs mean that the Council should look for an alternative location
- DCEO be given authority to enter into negotiations on suitable sites
- Recommendations come back for cabinet and Council decision
- That the following be formed:
 - Stakeholder Group
 - Office Project Executive Group
 - Leader's Think Tank

- **First stakeholder event - 26 July 2013**
 - <http://www.eastdevon.gov.uk/stakeholderpresentation19july2013.pdf>
- **Second stakeholder event – 8 Nov 2013**



2. Site Selection

Heathpark site marketing

- Cabinet report - 4 Sep 2013
- To secure best value for the EDDC
- A mechanism to test market interest in the former SITA depot/EDBC site
- Accelerated process in response to other site interest
- Marketing deadline is 1 Nov – up to 11 bids anticipated
- Mix of proposed uses inc retail, food retail, building supplies, investment
- Report to Cabinet in Nov with recommendations
- Food retail likely to offer best price
- Sale would be subject to planning – 12 mth process
- Commitment to re-provision EDBC on another site before demolition

Process

July Cabinet/Council approved wider site search.

15 site interests received as follows:

| | | |
|--|---|---|
| Clyst House, Winslade Park | Cranbrook Town Centre | Exeter Airport adjacent to Flybe Training Academy |
| Exeter Airport – McBain Land | The Grange, Rockbeare | Liverton Business Park, Exmouth |
| Exeter Science Park / Tithebarn Green | Skypark | Waldrons Farm, Farringdon |
| Former Rail Depot, Honiton | Heathpark, Honiton – EDDC owned | Heathpark, Honiton - Devonshire Rd -North |
| Heathpark, Honiton - Devonshire Rd-South | Land west of Hayne Lane, Honiton – EDDC owned | Mountbatten Park Playing Fields |

Shortlisting Criteria

Key Requirements

Detailed criteria

Financial viability

Expansion and shared space opportunities.
Alternative future use and value.

Further cost issues – rates, parking, insurance.

Other financial issues

Potential for additional income eg rent.

Risk to the financing of site/build options

Open for Business

Ease of access for members, customers, officers.

Attractive to suitably qualified /experienced staff.

Local amenities including parking for HQ users

Equalities impact of change of location.

Accessibility to new technology.

Issues of location that could affect operations eg noise.

Environmentally friendly

Opportunity to apply renewable energy in new HQ

Accessibility to public transport, cycling, walking.

Statutory Issues

Economic or social benefits/impacts

Alignment with Draft Local Plan

S106/CIL contributions

Other Issues

Site issues that could cause delays.

Location's relationship to nearby buildings and uses.

Site search and shortlisting

13 proposals (2 ineligible) considered by Exec Group using set scoring criteria

East Devon District Council - Other Accommodation
See Lender Grouping Sheet First

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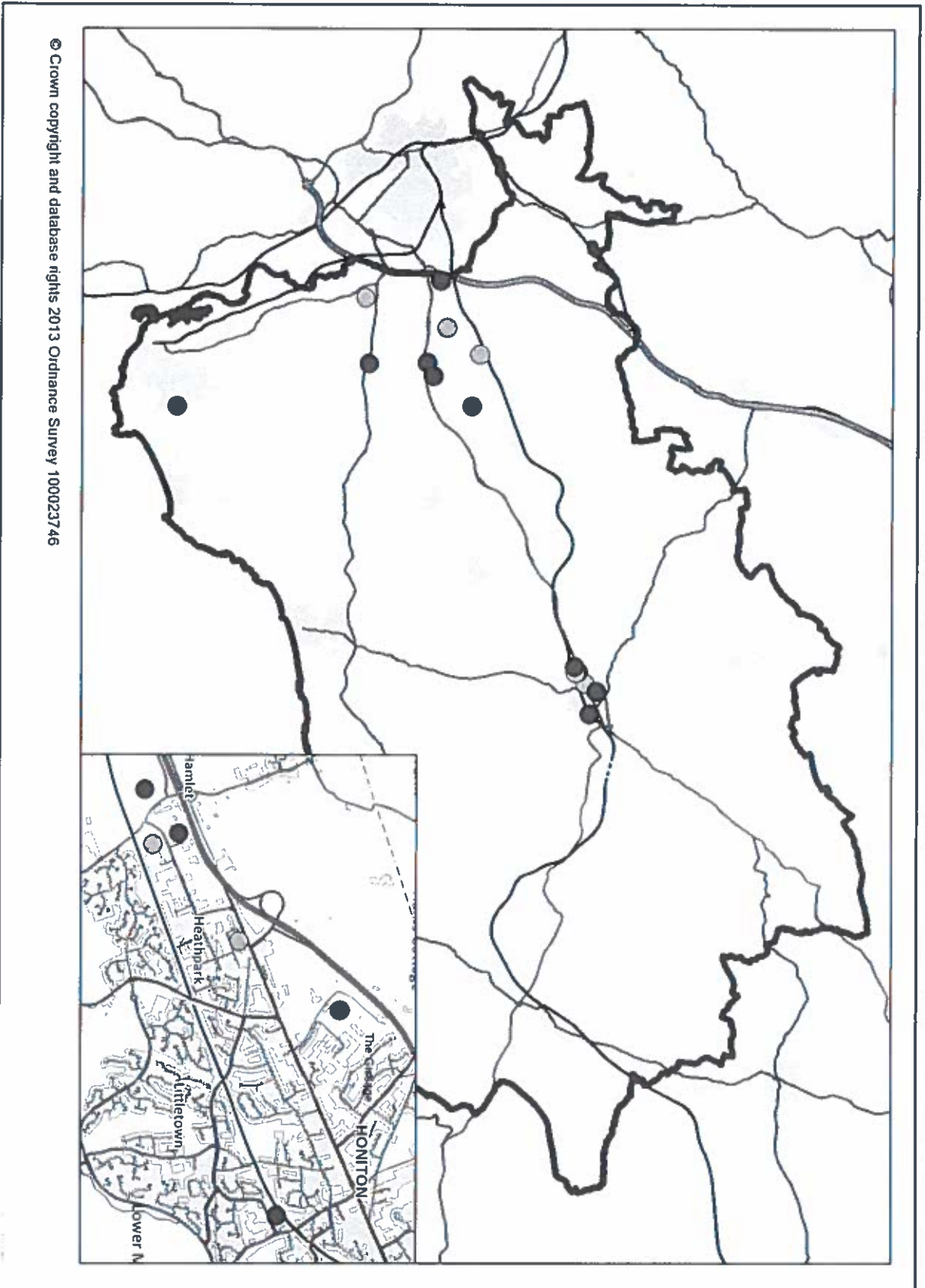
| Proposal No. | Site Name | Site Address | Site Type | Site Size (sq ft) | Site Status | Site Description | Site Location | Site Access | Site History | Site Planning | Site Design | Site Construction | Site Completion | Site Handover | Site Occupancy | Site Revenue | Site Costs | Site Profit | Site Risk | Site Overall |
|--------------|-----------|--------------|-----------|-------------------|-------------|------------------|---------------|-------------|--------------|---------------|-------------|-------------------|-----------------|---------------|----------------|--------------|------------|-------------|-----------|--------------|
| 1 | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... |
| 2 | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... |
| 3 | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... |
| 4 | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... |
| 5 | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... |
| 6 | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... |
| 7 | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... |
| 8 | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... |
| 9 | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... |
| 10 | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... |
| 11 | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... |
| 12 | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... |
| 13 | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... |
| TOTAL SCORES | 140 | 140 | 140 | 140 | 140 | 140 | 140 | 140 | 140 | 140 | 140 | 140 | 140 | 140 | 140 | 140 | 140 | 140 | 140 | 140 |

Exec Group met on 2 Oct 2013 to consider 13 sites against the criteria.

5 Sites Shortlisted:

- Cranbrook Town Centre
- Skypark
- Clyst House, Winslade Park
- Heathpark, Honiton - Devonshire Road (South Side)
- Heathpark, Honiton - EDDC property (former Sita Depot)

Sites Map



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3. Next Steps

Events

- Bids deadline for Heathpark – 1 Nov 2013
- Stakeholder meeting – 8 Nov 2013
- Local Media Briefing – 8 Nov 2013
- EDBC Tenants Briefing – 8 Nov 2013
- Sites Visit for Cabinet and Group Leaders
– 18 Nov 2013
- Cabinet and Council decisions – Reports
Nov/Dec 2013
- Leader's Think Tank on Relocation – Date
TBA

Projected Timeline and Decision Process #1

| Date | Decision | Risk |
|--------------|--|---|
| Nov/Dec 2013 | <p>Heathpark sale</p> <p>Relocation site shortlist leading to new site acquisition</p> | <p>Change of use</p> <p>Negotiation of detail may extend into New Year.</p> <p>Spend on new site prior to EDDC site sale receipts</p> |
| Apr 2014 | <p>Conditional Sale of Heathpark agreed</p> <p>Appoint land agent and design team for new HQ</p> | <p>9-12 mth time lag to sale and receipt (longer if JR)</p> <p>Next phase of spend prior to sale receipts</p> |
| July 2014 | <p>Knowle/ Manstone tender issued</p> | <p>Bids outcome</p> <p>Time lag – CR2B</p> |
| Sept 2014 | <p>Poss Heathpark PI App submitted</p> | <p>Planning process – refusal, appeal , JR etc</p> |
| Jan 2015 | <p>Poss Heathpark site sale</p> | <p>Delayed sale or no sale. Heathpark as HQ site?</p> |

Projected Timeline and Decision Process #2

| Date | Decision | Risk |
|-----------|---|---|
| Feb 2015 | Knowle/Manstone tenders received and considered | Bid prices/structures |
| June 2015 | Cabinet/Council decision on Knowle/Manstone bids Construction of new HQ begins | As above, challenge/JR Spend/temp borrowing before receipts from site sale. Knowle PI App still pending |
| Dec 2015 | Successful Knowle tenderer submits PI App | |
| Mar 2016 | LPA decides on PI App for Knowle and Manstone | Delay, refusal, objections/JR (18 mth delay in sale) |
| June 2016 | Knowle/Manstone sale receipt | As above |
| July 2016 | EDDC occupies new offices | |

Projected Timeline and Decision Process #3

- Risks are recognised and managed – conditional agreements/sales and gateway decisions
- All the key decisions will come to Cabinet and Council – next report 27 Nov 2013
- Exec Group advises on progress toward key decisions

Discussion