

EAST DEVON DISTRICT COUNCIL OFFICE RELOCATION PROJECT

Project Report No 4 | 30 October 2012

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Document Issue Sheet

Issue Nr.	Document	File Path	Issue Date	Parties Sent to	Prepared By	Checked By	Reviewed By
4	Report	C:/DL/60267227/EDDCReport/	30/10/12	EDDC	SJP	NM	

Authorised by (Partner)	Nick Mather
Date	30 October 2012

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1.0 EXECUTIVE SUMMARY

- 1.1 During the period the main focus has continued to be the Outline Planning Application for Knowle. Following submission to the LPA on 17 August, there has been a period of Public Consultation. After expiration of the 21 day period, Consultees comments along with some 1500 objections from Members of the Public and Other Organisations had been advised
- 1.2 Significant Consultees comments were received from both Natural England and EDDC's Tree Officer. The former required further bat surveys to be carried out in both the grounds and Building B in which it has been established bat roosts exist – even though this building has been confirmed as remaining. EDDC's Tree Officer's comments required Kensington Taylors Masterplan proposal to be redrawn to take into further consideration root and canopy zones.
- 1.3 The opportunity was also taken at this time to review and update other previously submitted documents, including the Economic Impact Assessment – better considering further affects of the loss of the Knowle weekend car parking and the longer term effect – over a 10 year period - of EDDC's employment of staff resident in Sidmouth.
- 1.4 The revised documents were resubmitted to the LPA on 17 October, whom in turn uploaded the documents on the Planning Portal the following day. The revised application was advertised on 26 October; therefore the 21 day Public Consultation period is due to be concluded on 16 November. Currently the Knowle OPA is due to be considered during the DM Meeting of 4 December.
- 1.5 EDDC have received Counsel's Opinion in respect of several key matters related to Knowle OPA, including EDDC Planning Decision Making mechanism, the Section 106 agreement, disposal of land, establishment of highway or village green status. This Opinion has provided further certainty – and confirms previous advice provided by EDDC Legal Dept.
- 1.6 Following an application from a member of the Public to have listed both Knowle and the grounds, English Heritage have now advised that neither meets the criteria for designation.
- 1.7 Valuations have been provided by Thomas Lister of the sites in Honiton and also for the EDDC Manstone Depot, Sidmouth. These valuations are currently being analysed and further discussed with the Consultant. The key site, Knowle, cannot be definitively valued until there is certainty in respect of the current Outline Planning Application.
- 1.8 The Client's Brief (Scope, Initial Design and scope, costs) have continued to be prepared during the period. Kensington Taylor prepared a spatial analysis sketch which has been issued for consideration to SMT. Several comments and observations were received in response – elements of which have in turn been incorporated into sketch outline proposals (KT Spatial Analysis Rev G and Heathpark Site Plan Rev A attached) Some particulars from the Client remain to be formally advised – in particular details of storage for the new building and briefs for Exmouth and any "One Stop Shops" proposed to be located in principal satellite towns.

- 1.9 Communications from Members and Members of the Public have continued, with the main topics primarily associated with the Knowle Outline Planning Application.
- 1.10 The FAQs on EDDC's Moving and Improving website have also been reviewed and updated during the period.
- 1.11 The Programme continues to be regularly reviewed, refined, updated and revised as necessary. The key milestone date for the submission of the Project Viability report has moved back during the period from 30 November until 17 December as a direct result of the DM Meeting for the Knowle Planning Application being revised to 4 December. A copy of Initial Programme Rev I is annexed to this report
- 1.12 Following Cabinet Approval on 5 September to an amended Relocation Budget to the Financial Viability Gateway in the sum of £ 314, 354.00, this sum continues to be managed. The posted costs to 26 October are £ 176,552.00, leaving a balance of £ 137,802.00, including a contingency of £ 19752.55. Particulars of costs to date are attached to this Report.
- 1.13 Meetings with Officers during the period have continued on both a formal and ad hoc basis.

2.0 Progress Update Particulars and Key Project Issues

2.1 Following submission of the Knowle OPA, there were some 1500 notifications of objection from Members of the Public and Other Organisations. Approx. 70 -80% of the letters / emails are of an identical pro forma nature, identifying that the development will;

- *Destroy one of Sidmouth's finest amenities – the magnificent gardens and parkland with the many splendid trees that form the centrepiece of a unique civic arboretum*
- *Deprive the Public of recreational space (see RE1 in the existing Development Plan 2006)*
- *Cause Sidmouth to lose an impressive part of its architectural heritage, imposing south facing building, with its fine pillared chamber (wallpaper by Pugin) and other rooms (including rare Ditch tiles. A listed folly within the grounds is also under threat*
- *Much needed weekend car parking will also be lost, causing congestion in an already overparked town – and this may lead to a loss of tourist trade upon which Sidmouth depends*
- *The proposal is contrary to public opinion as responses to the Council's own survey clearly show. In a snap poll 95% of Sidmouthians (and visitors) oppose the plan, over 90% of them strongly, and about a third of the town's population oppose the Local Plan which includes the 50 dwelling development*
- *The proposal will also be detrimental to road safety, especially at the southern end of Knowle Drive and access from Station Rd, south, where the stone pillars have frequently been damaged. The road, too, is narrow, twisting, single track and without pavements*
- *The plan not only contravenes EDDC's own existing Development Plan (2006) i.e. RE1/RE4 (see Urban inset map 48 which designates Knowles Parks and gardens as "Recreation Area / Allotment), but also the Government's NPPF and SN/SC/1096 which states that existing public open space "should not be built on unless the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality".*
- *The proposal singularly fails to protect and enhance the "natural, built and historic environment" of a unique Regency town.*

2.2 The majority of other objectors identified one or more of the above concerns or simply advised that they objected to the proposal. The majority of objectors were from Sidmouth / Sidford, but there were a number from outside of the District from as far away as Australia and Canada. It is suspected that a number of the objectors outside of the District have friends or family in Sidmouth – or were simply visiting the Town and asked to sign SoS's petition and complete the pro forma letter of objection.

2.3 Bell Cornwall, EDDC's Planning Consultant has advised that none of the matters identified within the objections causes them any particular concern.

- 2.4 There were, however, several Consultees comments that required the Project Team to review several of the submitted documents, revising same and incorporating further survey information
This included Natural England requirement for further bat counts to Building B (the Building that currently incorporates the Caretakers Flat) to be carried out together with a survey of the trees in the grounds to ascertain whether such could be used by the bats for roosting and foraging. NE had also initially required a badger survey to be carried out, but following discussion / negotiation this matter was eventually dropped.

EDDC's Tree Officer, at a late stage, identified several issues of concern in respect of the location of trees / canopies / roots and the proposed siting of dwellings. Several meetings were held together with revisions of the previously submitted KT Masterplan before an acceptable design was finalised.
- 2.5 Several formal and informal progress meetings have been held with the Planning Officer, during which several other issues / concerns were identified, including some associated with the Economic Impact Assessment. As a result Peter Brett Ass were required to review their original report with particular focus on the on the longer term potential job losses through natural turnover and the effect on the Town's parking due to the loss of Knowle Car Parking at weekends. The Consultant had originally looked at employment over the first few years following a move – which had overall provided a gain of 3 jobs. When looked at over a ten year period the conclusion was revised to a loss of 33 jobs – due to the fact that Sidmouth personnel leaving the employ of EDDC when in Honiton were more likely to be replaced by a person from Honiton - particularly if the role was part time.
- 2.6 In respect of the loss of Knowle Car Parking at weekends, the Transport Statement was updated – concluding that the loss of the average 27 car park spaces used on a Saturday and Sunday would have a minimal effect on the car parking in the Town – mindful that there is a capacity of some 700 public space and an unspecified number of on street parking spaces.
- 2.7 The opportunity was taken at this time to amend as necessary several other planning related documents
- 2.8 The complete list of updated / new Knowle Outline Planning Applications documents that were handed to the LPA on 17 October is as follows;
- Design and Access Statement including Site Analysis and Massing Study.
 - Heritage Statement
 - Revised Site Analysis
 - Illustrative Layout Plan
 - Tree Removal Plan
 - Addendum Protected Species Survey of Buildings, Bat Emergence & Dawn Re Entry Surveys and remote Detector Survey
 - Tree Assessment for Roosting Bat Species
 - Interim Remote Detector Survey
 - Updated Derogation Test
 - Revised Arboricultural Survey and Development Zone Report
 - Updated Transport Statement
 - Updated Economic Assessment of the Current and Future Use of the Knowle Site
 - Site Waste Management Plan
 - Revised Planning Obligation Head of Terms
 - Revised Planning Statement

- 2.9 The LPA subsequently uploaded the issued documents onto the Planning Portal the following day. The revised application was advertised in 26 October. As a result Public Consultation is due to be concluded 21 days thereafter - 16 November. Knowle OPA is now due to be considered during the DM Meeting of 4 December, this being only two weeks after the previous anticipated determination date of 20 November.
- 2.10 English Heritage have formally responded to the application from a member of the Public who had requested both Knowle and grounds be given listed status. In their letter of 18 September EH advised that DCMS had decided to add neither the building nor the landscape at this time. An attached report provided further details for this decision, including the fact that a large part of the garden had been lost through housing development, particularly on the south, west and northern edges of the garden which had led to the loss of large parts of the landscape design.
- 2.11 EDDC have now received Counsel's Opinion in respect of several key matters associated with Knowle Outline Planning Application. Counsel considered;
- EDDC Planning Decision Making mechanism,
 - the Section 106 agreement,
 - the disposal of land,
 - establishment of highway or village green status.
- Counsel suggested that consideration should be given to any Members who currently sat on the DM Committee and who had previously sat on the Working Party before resigning, potentially "standing down" for the Knowle OPA
- 2.12 Thomas Lister – the appointed commercial land agent have now provided their valuations reports for the several Honiton sites as well as Manstone Depot. The valuations contains a number of variables – and DL are currently analysing this information and further discussing with the Consultants before being able to report on the matter or utilise the information within their Viability Report. Further, Lister's have also been required to update their initial valuation for Knowle following the revision to the Masterplan – this being necessary as the area of affordable housing increased, though the number and proportion of AH dwellings remained as previously stated.
- 2.13 The preparation of DL's Financial Viability Report continued during the period. The completion of this document has been postponed as a direct result of the delayed Knowle OPA determination date. The outcome of which will establish the value of the Knowle site and thereby the viability of the relocation. It is currently anticipated that the Viability Report will be issued on 17 December.
- 2.14 KT have prepared and issued their spatial analysis for the proposed layout of the new office to SMT. Several comments and observations were subsequently returned. This has enabled KT to prepare their first sketch outline of what the internal layout of the building could look like. Currently this design is based upon an area of 8.3m² per desk for users and direct circulation. The overall gross internal floor is 4,675m², incorporates 356 desks and 172 m² of document storage. The design should be considered only indicative – fundamentally to show the relationship between Departments and location on floors. It has been agreed that once KT have completed their initial design work, DL will ask their DEG – who are recognised space planners- to review the proposals and advise on any comments.
- 2.15 It is noted that there remains several items of information from the Client (storage, brief for Exmouth and the assumed several "One Stop Shops"). It is understood that direction on these matters is pending confirmation of available funds within the Viability Report. Consequently, it will only be possible to include Provisional Sum allowances at this time.

- 2.16 During the period DL have assisted with the review and updating of the FAQs. DL have also assisted with responses to enquiries from Member of the Public.
- 2.17 A copy of the current Programme Rev I is annexed to this Report

3.0 Knowle Progress

- 3.1 All Initial Surveys have now been commissioned and final reports and survey information received, with the exception of Devon Wildlife Consultants Winter Bat count. This will take place as soon as possible after 1 December 2012. This latter matter is a requirement of Natural England
- 3.2 An Outline Planning Application for Knowle has been submitted, determination is due to be considered on 4 December 2012.

4.0 Honiton Progress

- 4.1 As with the Knowle, all associated initial Surveys for Heathpark have been commissioned and final reports and surveys received.
- 4.2 Expressions of Interest have continued to be advised during the period regarding the Heathpark site. It has been agreed that any meetings with Developers expressing an interest will only take place once valuations have been received from Thomas Lister.

5.0 Risk Management

- 5.1 Project risk has continued to be reviewed throughout the period DL have been involved with the Project. This has taken the form of internal discussions and debates. A formal Risk Review Workshops will be carried out once the Commercial Land Agent has returned his detailed report and the details accepted.
- 5.2 Pending such, the key risks are currently considered to be matters affecting financial viability of Knowle, including:
- Initial survey findings (bats, asbestos)
 - Public Opposition
 - Valuation of Knowle, Manstone and several properties in Honiton
 - Possible Judicial review affecting proposed programme
 - Government legislation
 - Market conditions

6.0 Programme and Key Milestones

- 6.1 DL have continued to reviewed programme particulars during the period, as a result the latest iteration, Rev I, of the programme has been published.

6.2 This programme identifies the following key milestone dates;

- Submission of Outline Planning Application – 17 August & 17 October 2012
- Finalise Clients Brief – 30 November 2012
- Outline Planning Award – 4 December 2012
- Submission of Viability Exercise – 17 December 2012

7.0 Cost Report

- 7.1 In the period DL have continued to review the advised costs for the Project Viability Gateway period
- 7.2 Cabinet Approval has been received authorising the budget be increased from the previously approved £ 200,000.00 to £ 314,354.00.
- 7.3 Posted expenditure to 26 October is £ 176,552.00. This leaves a balance of £137,802.00, of which the current Contingency allowance is £ 19,752.55
- 7.4 Cost advised by EDDC as being expended to 3 July 2012 total £93.754.00)

8.0 Architects Report

8.1 Knowle

Revision of Outline Planning Application re submitted to EDDC, this required

- Planning and Tree Officer consultations
- Revision to Masterplan drawing and 3D massing studies
- Revision to Design and Access Statement and Planning Statements
- Tree Constraints and Development Plan

8.2 New EDDC Offices - Honiton

Completed - Spatial Analysis Plans for new offices based on Heathpark, Honiton
A number of Spatial Analysis drawings for the new offices at Heathpark have been completed. These have been tabled at meetings for consultation between department heads and at SMT meetings.

Space requirements and department adjacencies have been discussed and agreed in principle.

An approximate total area for the new offices has now been identified given all the necessary requirements for EDDC, [NB: an estimated figure at this stage still as there is no full design]

NIA [Net Internal Area] of proposed new offices 3,945m²
GIA [Gross Internal Area] of the proposed new offices 4,695m²

A site plan has been completed to show the new offices on the proposed Heathpark site, with an approx maximum number of car parking spaces achieved.

As this stage the East Devon Business Centre remains in its current location, separate to the new offices.

Next Steps subject to EDDC agreement;

- Detailed brief for the new offices
- Detailed Site Analysis
- Highways and planning consultation
- Outline drawing proposals for new offices including
 - Detailed floor and space plans
 - Specific department layouts
 - Workshops with department heads and teams
- Outline on Heathpark
- 3D Massing Studies

APPENDICES

Appendix A | Programme – Initial Overview Programme Rev I, 30 October 2012

Appendix B | Relocation Budget to Financial Gateway – 26 October 2012

Appendix C | Kensington Taylor Drawings
Spatial Analysis Rev G
Heathpark Site Plan Rev A

APPENDIX A

Programme – Initial Overview Programme Rev I, 30 October 2012

**EAST DEVON DISTRICT COUNCIL
OFFICE RELOCATION**

CONFIDENTIAL - NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

30 OCTOBER 2012

ID	Task Name	Duration	Start	Finish	Predecessors
1	Initial Phase - Establishing Viability of the Project	234 days	Fri 16/03/12	Wed 20/02/13	
2					
3	Initial Surveys of Knowle and Hasbipark	121 days	Fri 16/03/12	Mon 10/05/12	
28					
29	Economic Impact Assessment	67 days	Mon 14/05/12	Thu 16/08/12	
30	Appointment of Consultant for Economic Impact Assessment at Henton	24 days	Mon 14/05/12	Mon 18/06/12	
38	Economic Impact Assessment	44 days	Mon 18/06/12	Thu 16/08/12	
43					
44	Redbook Valuations	151 days	Mon 14/05/12	Thu 13/12/12	
45	Appointment of Commercial Land Agent for sale of Knowle and Henton site	34 days	Mon 14/05/12	Mon 02/07/12	
53	Commercial Land Agents Red Book Valuations	118 days	Mon 02/07/12	Thu 13/12/12	
60					
61	Review, consideration and approval of Other Consultants	174 days	Mon 26/03/12	Fri 30/11/12	
68					
69	Development of Brief, specification and associated costs	183 days	Thu 26/04/12	Fri 14/12/12	
70	Consultation with Internal Stakeholders	4 days	Thu 26/04/12	Tue 01/05/12	
71	Conditions for Success Workshop	1 day	Wed 05/05/12	Wed 05/05/12	
72	Development of Employers Requirements	64 days	Thu 26/04/12	Fri 27/07/12 70FS-4 days	
73	Survey to be completed by EDDC to ascertain numbers	11 days	Fri 29/06/12	Fri 13/07/12	
74	ICT review, potentially ongoing	10 days	Wed 27/06/12	Tue 10/07/12 72FS-23 days	
75	DATA Gathering	93 days	Thu 26/04/12	Fri 07/09/12 70FS-4 days	
76	Initial Scoping	15 days	Mon 03/05/12	Fri 21/05/12 75FS-35 days	
77	KT Spatial analysis / design	37 days	Mon 10/05/12	Tue 30/10/12 75	
78	KT to prepare initial design layouts	15 days	Wed 10/10/12	Tue 30/10/12 77FS-15 days	
79	DL to provide outline costs	3 days	Wed 31/10/12	Fri 02/11/12 77	
80	Contingent period for Value Engineering, if applicable	5 days	Mon 05/11/12	Fri 09/11/12 79	
81	Workshop with DEGW - (dependant upon KT space plans) Date TBC	1 day	Wed 14/11/12	Wed 14/11/12 77FS-10 days	
82	Consultation with SMT / LPA	8 days	Mon 03/09/12	Thu 13/09/12	
83	Develop Project Quality Plan, preparation of outline specification	10 days	Mon 05/11/12	Fri 16/11/12 83FS-5 days	
84	Project Risk Input	5 days	Mon 12/11/12	Fri 16/11/12 83FS-5 days	
85	Consideration of potential procurement routes	5 days	Mon 19/11/12	Fri 23/11/12 84	
86	Submission of Final Draft of Initial Design and outline spec to EDDC for consideration, costed	5 days	Mon 26/11/12	Fri 30/11/12 85	
87	EDDC consideration period including all necessary liaison meetings with DLPN and others as required DLPN update of documents as necessary	10 days	Mon 03/12/12	Fri 14/12/12 86	
88	EDDC confirm Employers Requirements, costed	1 day	Fri 14/12/12	Fri 14/12/12 87FS-1 day	

**EAST DEVON DISTRICT COUNCIL
OFFICE RELOCATION**

**CONFIDENTIAL - INTERNAL USE ONLY - REV 1
30 OCTOBER 2012**

ID	Task Name	Duration	Start	Finish	Predecessors
89	Outline Planning Submission for potential Developments of the Knowle	144 days	Mon 14/05/12	Tue 04/12/12	
90	KT to prepare Outline Planning Application for Development of the Knowle	43 days	Mon 14/05/12	Fri 13/07/12	
91	Feed in of first tranche of initial survey information	24 days	Fri 01/06/12	Fri 06/07/12 19FS-1 day	
92	Consultation with LPA	18 days	Wed 13/06/12	Fri 06/07/12 91FS-23 days	
93	Public Consultation	33 days	Wed 13/06/12	Fri 27/07/12	
94	Economic Impact Assessment available	1 day	Thu 16/08/12	Thu 16/08/12	
102	Submission of Outline Planning Application	1 day	Fri 17/08/12	Fri 17/08/12 102	
103	Feed in of Transport Statement Phase 2 (Knowle Car Parks Summer Months)	1 day	Tue 11/09/12	Tue 11/09/12 25FS-1 day	
104	Period of Public Consultation # 1	15 days	Mon 03/09/12	Fri 21/09/12	
105	Liaison with CPO including Progress Meeting	15 days	Mon 24/08/12	Fri 12/10/12 105	
106	Preparation of amended OPA documents, including Mastplan, Bat Surveys, Econ IA	18 days	Mon 24/08/12	Wed 17/10/12 105	
107	Submission of Revised OPA documents	1 day	Wed 17/10/12	Wed 17/10/12 107FS-1 day	
108	LPA upload documents onto Planning Portal	1 day	Thu 18/10/12	Thu 18/10/12 108	
109	OPA resubmitted	1 day	Fri 26/10/12	Fri 26/10/12 109FS-5 days	
110	Period of Public Consultation # 2	15 days	Fri 26/10/12	Thu 15/11/12 110FS-1 day	
111	Overall Planning Determination period	77 days	Fri 17/08/12	Tue 04/12/12 103FS-1 day	
112	Knowle Outline Planning Application considered by DM	1 day	Tue 04/12/12	Tue 04/12/12 112FS-1 day	
113	Outline Planning Decision	1 day	Tue 04/12/12	Tue 04/12/12 113FS-1 day	
114	Consideration of satellite facilities in Ermouth and satellite facilities in other Towns	35 days	Mon 24/08/12	Fri 09/11/12	
115	EDDC advice on scope	5 days	Mon 24/08/12	Fri 26/08/12	
116	KT review of current policies and recommendation for alteration / modernisation	15 days	Mon 01/10/12	Fri 19/10/12 117	
117	Preparation of budget Cost Plan	5 days	Mon 22/10/12	Fri 26/10/12 118	
118	EDDC Consultation	10 days	Mon 29/10/12	Fri 09/11/12 119	
119	Consider potential plots in Honiton	181 days	Mon 19/03/12	Tue 04/12/12	
120	Review of KT Sequential Test Survey	65 days	Mon 19/03/12	Fri 22/06/12	
121	Initial Land Valuations received from Thomas Uster	1 day	Mon 10/09/12	Mon 10/09/12 58FS-63 days	
122	DLPN prepare matrix of values	14 days	Tue 11/09/12	Fri 28/09/12 124	
123	Refining matrices and comparing to potential constructional costs	7 days	Mon 01/10/12	Tue 09/10/12 125	
124	Ongoing refinement and summarisation, based upon Spatial Analysis	23 days	Wed 10/10/12	Fri 09/11/12 126	
125	DL to summarise positions in respect of Honiton sites	5 days	Mon 12/11/12	Fri 16/11/12 127	
126	Without Prejudice Meetings with interested parties / site owners	40 days	Wed 10/10/12	Tue 04/12/12 128	
127	EDDC Consultation / DLPN land use viability Report	12 days	Mon 19/11/12	Tue 04/12/12 129	
128					
129					
130					
131					

**EAST DEVON DISTRICT COUNCIL
OFFICE RELOCATION**

**CONFIDENTIAL/NOT FOR PUBLIC RELEASE/PROGRAMME - REV 1
30 OCTOBER 2012**

ID	Task Name	Duration	Start	Finish	Predecessors
132	Overall Project Visibility	119 days	Mon 03/09/12	Wed 20/02/13	
133	Preparation of skeleton and narrative including feeding in of reports etc	67 days	Mon 03/09/12	Tue 04/12/12	
134	DUPM Viability Report reconciling potential value of the Knowle, including variants and Conditional Sale of EDDC Honiton Pip and associated Options with anticipated costs for relocated Office in Honiton and satellite facilities in Elmton	9 days	Wed 05/12/12	Mon 17/12/12 130.114.133	
135	EDDC consideration of Viability Report	12 days	Tue 18/12/12	Tue 08/01/13	
136	EDDC decision to proceed or otherwise - Cabinet Meeting	1 day	Wed 09/01/13	Wed 09/01/13	0901
137	EDDC decision to proceed ratified by full Council	1 day	Wed 20/02/13	Wed 20/02/13	2002
138					
139	Post Viability Proving Gateway	587 days	Thu 10/01/13	Thu 07/05/15	
140					
148					
181					
199					

APPENDIX B

Relocation Budget to Financial Gateway

– Assessment 26 October 2012

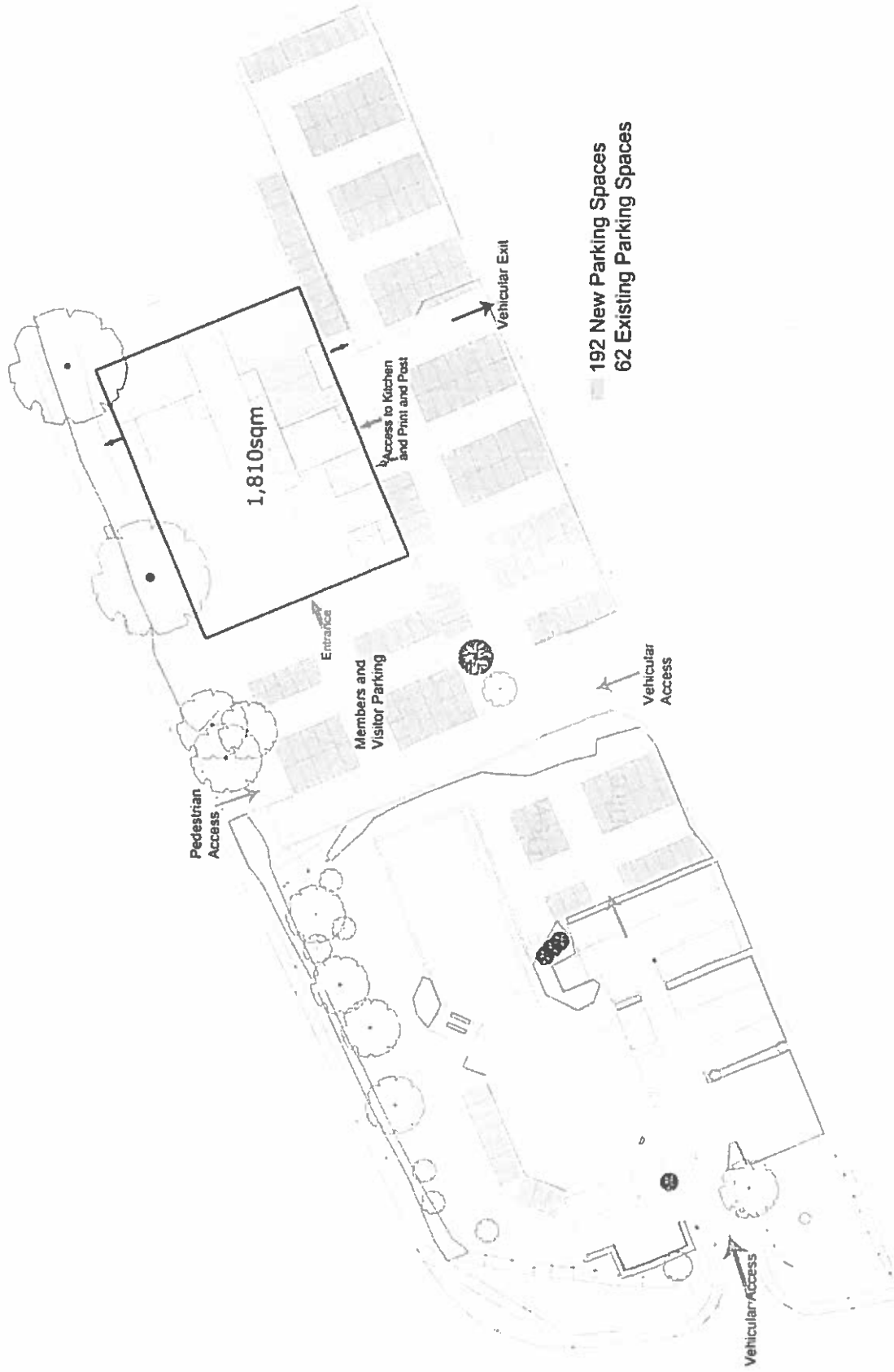
Relocation Budget to Financial Viability Gateway Only

Anticipated Expenditure										
Consultants										
Davis Langdon	PM Services									
	Project Management Services - Apr - Oct 12	£ 60,013.80								
	Allow of extension until end of February 2013	£ 34,293.60								
			£ 94,307.40							
Kensington Taylor	Architectural Services									
	Original Fee	£ 20,000.00								
	Subsequent services	£ 20,000.00								
	Sept 11 / 4 mths	£ 24,000.00								
	Jan - April 12 / 4 mths	£ 3,770.00								
	Other / Outline Planning App									
	Balance as Cabinet App 2 5 12									
		£ 67,770.00								
	Disbursements 5%	£ 3,388.50								
			£ 71,158.50							
Thomas Lister	Commercial Land Agent									
	As tender / Order	£ 7,028.00								
	Additional services in respect of Manstone and Honiton sites	£ 2,297.00								
			£ 9,323.00							
Bell Cornwell	Planning Consultant									
	Original anticipated Fee	£ 5,175.00								
	Balance as agreed by Cabinet 5 September 2012	£ 4,825.00								
	Contingent amount									
			£ 10,000.00							
Peter Brett Ass	Economic Impact Assessment									
	As agreed Order	£ 11,218.00								
	Amendment of original Report re matters identified by CPO	£ 650.00								
			£ 11,868.00							
Initial Survey Costs										
	Topographical Survey - AP Land Surveys	£ 3,700.00								
	Tree Survey and Constraints Plan - Advanced Arboriculture	£ 3,365.00								
	Assistance with Revised OPA submission documents, say	£ 800.00								
	Ecological Impact Assessment - Devon Wildlife - T 1557, T 1558	£ 1,507.55								
	Additional Bat Surveys - T 1809 Rev 1	£ 3,081.00								
	Assistance with Derogation Report - T 1882	£ 300.00								
	Further surveys following NE comments - T 1906	£ 948.60								
	Ditto - T 1915	£ 332.40								
	Ditto - T 1929	£ 150.00								
	Flood Risk Assessment - Sands Consulting	£ 2,210.00								
	Ground Conditions / Geo Environmental Desk Study - AECOM	£ 2,700.00								
	Transport Statement, including affect on Car Parks - Sands Consulting	£ 4,565.00								
			£ 23,359.55							
Other, Provisional allowance										
	Cost Consultant	£ 3,000.00								
	Structural Engineer	£ 2,000.00								
	M&E Consultant	£ 2,000.00								
			£ 7,000.00							
			£ 227,016.45							
				£ 227,016.45						
Client Costs										
	EDDC Internal disbursements costs	£ 12,000.00								
	EDDC - Provision of internal resource	£ 30,000.00								
	Outline Planning Application Fee	£ 8,585.00								
	Legal Costs (Prev Budget £ 35,000.00) Considered minimal during Verification Period. Revised to	£ 10,000.00								
	Public Consultation / Engagement Costs	£ 7,000.00								
			£ 67,585.00							
			£ 67,585.00							
				£ 67,585.00						
Contingency Allowances										
	Allow 10 % Contingency on External Consultant Costs	£ 22,701.65								
	Allow 10 % Contingency on Internal EDDC Costs	£ 6,758.50								
	Reduction to balance Cabinet Report 5 9 12 - £ 314,354.00	£ 9,707.60								
	Current Contingent allowance	£ 19,752.55		£ 19,752.55						
Total estimated costs to Financial Viability Gateway			£ 314,354.00							
Costs posted to date (as attached Worksheet)			£ 178,552.00							
Balance anticipated to be expended			£ 137,802.00							
<table border="1"> <tr> <td>Note</td> <td>All costs identified above exclude VAT</td> <td></td> </tr> <tr> <td></td> <td>Amount of Contingency as this Report -</td> <td>£ 19,753</td> </tr> </table>				Note	All costs identified above exclude VAT			Amount of Contingency as this Report -	£ 19,753	26
Note	All costs identified above exclude VAT									
	Amount of Contingency as this Report -	£ 19,753								

APPENDIX C

Kensington Taylor Drawings

Spatial Analysis Rev G
Heathpark Site Plan Rev A



DAVIS LANGDON, AN AECOM COMPANY
EDDC – OFFICE RELOCATION – PROJECT PROGRESS REPORT Nr 4

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