



CABINET REPORT

Report Title	GREYFRIARS SITE DEVELOPMENT – PROGRESS REPORT AND PROPOSED WAY FORWARD
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AGENDA STATUS: PUBLIC

Cabinet Meeting Date:	11 th November 2015
Key Decision:	No
Within Policy:	Yes
Policy Document:	No
Directorate:	Regeneration, Enterprise and Planning
Accountable Cabinet Member:	Councillor Hadland
Ward(s)	Castle

1. Purpose

1.1 This report highlights progress to date of the Greyfriars development and outlines the next steps needed to advance the development of the site including the selection of a development partner.

2. Recommendations

- 2.1 Cabinet is asked to note the current progress being made with the site.
- 2.2 Cabinet is asked to approve the selection process of a development partner.
- 2.3 Approves the establishment of a Cabinet Advisory Group to advise and liaise with officers during the selection process. The Leader of the Council will Chair the Group as outlined in para 4.6.
- 2.4 That a further update report is brought to Cabinet in April 2016 for a final decision on the potential development partner.

3.0 Background

- 3.1 A report was taken to Cabinet on 4 March 2015 outlining the progress of the demolition of the former bus station building and to make it ready for future investment and development.
- 3.2 In August 2014, a large public consultation event was held at the Guildhall to gauge people's ideas and aspirations for the site. A broad mix of end uses was suggested including: cultural, retail, leisure, transport hub, residential, commercial and community. A Cabinet Report detailing the outcome of this consultation was presented on 8th October 2014.

4.0 Developer Selection Process

- 4.1 It is now considered to be the right time to progress the redevelopment of the site through a selection process to find a suitable site purchaser/leasee.
- 4.2 An expression of interest exercise has commenced with an advert for a site purchaser/leasee being placed in the trade press in August 2015. The original closing date for submission was originally due to be 9th October 2015, however due to unprecedented interest, this has been extended to 6th November 2015. Over 100 copies of the site brochure have been requested. A copy of the brochure can be accessed at: <http://bit.ly/1MQYPII>
- 4.3 Following the closing date, it is anticipated that 3 – 4 bids will be shortlisted. These shortlisted bids will then work with the officer team to develop the proposals into more detail. Further public consultation will be undertaken before a final decision is made.
- 4.4 The timetable for the process is as follows:-

August 2015	Advert
6 November	Submission: Expression of Interest (noon)
November	Evaluation of returns/panel select shortlist
18 December	Shortlist – Invitation to tender
29 February 2016	Submission: Tender return
March	Evaluation of returns/panel selection
April/May	Notice to appoint
13 April	Cabinet

External legal support and specialist commercial knowledge is also being procured.

- 4.5 A governance model has been prepared to oversee the development of the site including terms reference for a Programme and Board and Project Team. The Director of Regeneration, Enterprise and Planning chairs the Programme Board. The programme structure chart is included in Appendix A.

- 4.6 In order to oversee the delivery of the Greyfriars development, it is proposed that a Cabinet Advisory Group be formed to advise Cabinet in reaching decisions regarding the Developer selection process. The Advisory Group will consist of the Leader, the Cabinet Member for Regeneration, Enterprise and Planning together with appropriate Cabinet Members. The Advisory Group will have no formal decision making powers delegated from Cabinet.

5 IMPLICATIONS (INCLUDING FINANCIAL IMPLICATIONS)

5.1 Policy

- 5.1.1 Recommendations within this report are within current policies.
- 5.1.2 The development of Greyfriars is part of the Corporate Plan and forms part of the “Northampton Alive” strategy and suite of projects.

5.2 Resources and risk

- 5.2.1 Suitable financial arrangements will need to be put in place to be able to commission and pay for suitable expert advice to assist the Council in the redevelopment of the site. It is anticipated that these costs will be no more than £200,000. Cost estimates are being sourced and these would be met by a drawdown from the Strategic Investment Reserve. There will be no requirement to pay for any actual development to be undertaken in advance of a development plan being approved at a future Cabinet.
- 5.2.2 If there are future financial implications for the Council of the development a full business case will be produced, and presented to the Cabinet at a future meeting.

5.3 Legal

- 5.3.1 There will need to be appropriate procurement (for consultancy), tendering and contracting arrangements put in place which will be overseen by the Programme Board.

5.4 Equality and Health

- 5.4.1 This report is a progression from previous Cabinet reports on the demolition and development of the Greyfriars site.
- 5.4.2 Any option chosen will support the Council’s objective to promote equality and health.

5.5 Consultation

- 5.5.1 The results from the public consultation event in August 2014 have been taken into account in developing the expression of interest document for the redevelopment of the site.

5.6 **How the proposals deliver priority outcomes**

5.6.1 Northampton Alive: A vibrant town.

6 BACKGROUND PAPERS

6.1 Appendix A shows the proposed governance structure for the redevelopment of the Greyfriars site.

Steve Boyes
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Greyfriars Programme
Governance

