

## TRAFFORD COUNCIL

**Report to:** Executive  
**Date:** 22 June 2020  
**Report for:** Decision  
**Report of:** Executive Member for Housing and Regeneration

**Report Title** Jubilee Centre, Bowdon

**Proposed high quality residential development and multi-use community facility on the site of The Jubilee Centre, Bowdon.**

### **Summary**

This report seeks approval for the Council to progress development of the residential development and multi-use community facility on the site of The Jubilee Centre, Bowdon as set out in the report.

The report sets out proposals to procure a Development Management/ Delivery Partner for a mixed-use scheme comprising of a high-quality residential development and a multi-use community building potentially centred around the requirements of re-provision of the dilapidated community centre.

The report also provides an update on the progress achieved to date in connection with the proposed development and seeks approval to continue with progression of the scheme.

### **Recommendation(s)**

It is recommended that the Executive:

- 1) Approve the proposal to progress development of the residential development and multi-use community facility on the site of The Jubilee Centre, Bowdon as set out in the report;
- 2) Note the proposal to procure a Development Management/ Delivery Partner to carry out the proposed development.
- 3) Note the due diligence currently undertaken as part of this report;
- 4) Note that a further report will be presented to the Executive once procurement activity has been concluded and that a further decision will be sought from the Executive in respect of the appointment of a Development Management/Delivery Partner;
- 5) Note that a further report will be presented to the Investment Management Board with the final business case to seek approval for Council investment in the scheme.

**Contact person for access to background papers and further information:**

**Name:** Richard Roe (Corporate Director, Place, 0161 912 4265)

**Background Papers:** None

*Implications:*

Relationship to Policy Framework/Corporate Changes	Supports policy for Economic Growth and Development
Financial implications:	The scheme has been appraised and is estimated to deliver a net capital receipt to the Council of £1.7m, which will support the future capital programme. The total development costs on the scheme are estimated at £6m and can be contained within the Investment Strategy Budget and will be financed initially through short term borrowing. The financing costs are included within the development costs. Gross receipts are estimated at £7.7m.
Legal Implications:	As set out in the report
Equality/Diversity Implications:	None
Sustainability Implications:	None
Resources Implications: eg Staffing/ICT/Assets	The Property Director will lead a small team of Project, Design and Cost Management to optimise the scheme design solution during stage 2 which leads to commencement on site with a managed risk position.
Risk Management Implications:	There are risk implications associated with any investment. Risk in relation to this development model will be mitigated through; <ul style="list-style-type: none"> <li>- Professionally executed ITT and selection of the preferred bidder (DM and Delivery Partner)</li> <li>- Use of external advise to deliver the DM procurement strategy</li> <li>- Opportunity to introduce an additional stage 2a period executed as PB status prior to Contract Award. Mitigation of planning, delivery and affordability risk position.</li> <li>- Further detail on risk is set out in the report.</li> </ul>
Health and Wellbeing Implications:	No direct implications
Health and Safety Implications:	No direct implications.

## **BACKGROUND**

- 1.1 In July 2017 the Council approved an Investment Strategy with the objective of delivering new income streams to help bridge budget gaps in later years.
- 1.2 Historically surplus council land has been sold with the proceeds used to support new capital investment or used to repay debt. This approach whilst providing additional capital resources to support new investment does not necessarily maximise the overall financial returns to the Council. The proposal in this report is a departure from this approach to disposing of assets with the aim of improving on overall returns and was a course of action included in the Strategic Land Review Report approved by Executive in March 2018.
- 1.3 The development site is located in the centre of Bowdon and is situated behind The Griffin and The Stamford Road Public Houses. The site can be accessed via The Firs and St Marys Road which are located opposite to The Saint Mary the Virgin Bowdon Parish Cemetery, positioned on the corner of Stamford Road and Church Brow.
- 1.4 The proposed site is located within a primarily residential area with a mix of leisure and restaurant offerings surrounding the site. The site is well suited with regards to public transport with numerous bus stops being located along The Firs and Park Road providing direct and frequent access to the wider Manchester area.
- 1.5 Directly to the west of the site (over St Marys Road) is located the Bowdon Bowling and Lawn Tennis Club with Bowdon Croquet Club and Cinnamon Club (wedding venue) being situated directly to the north.

## **2.0 Proposed Development**

- 2.1 The proposed site presents an exciting opportunity to introduce a high quality residential-led development. In order for the site to be redeveloped; the Jubilee Centre activities will relocate to the adjacent Cinnamon Club. Discussion has been held with all parties and the proposed interim solution is acceptable. The Jubilee centre is currently in a state of disrepair and as such will be subject to re-provision as part of the overall site development proposal
- 2.2 Given that the Bowdon area is characterised by high quality residential housing it is envisaged that a similar land use would work well. A high-quality design approach is therefore required in keeping with the aesthetic values of the site and its' neighbouring property.
- 2.3 The existing site is predominately utilised for car parking by visitors to the Jubilee Centre, Cinnamon Club, general ad-hoc car parking and on first come first serve basis by the adjacent Croquet Club. There is therefore a requirement to re-provide an amount of car-parking on a 'first come, first serve' basis within the boundaries of the site in order to meet the needs of users of the Jubilee Centre, the adjacent Cinnamon Club and other facilities in the village.

It is considered that the following uses may be appropriate:

- Residential accommodation;
- Community centre.
- Car parking

- 2.2 The trustees for Bowdon (Jubilee) Community Association presently occupy an inadequate and outdated facility considered beyond its economic life and no longer fit for purpose. The Jubilee Centre, a pillar within the community provides activities including children's ballet, yoga, dance and numerous bridge clubs. It is proposed that a new community centre could be constructed on the site as part of the development. The intention would be to ensure the building is designed to an equally high standard as the residential development and able to facilitate all the activities provided within the existing Jubilee Centre.
- 2.3 The proposed development presents an opportunity to create a bespoke and bold development, unlocking the sites potential not only in terms of financial return, but the added value opportunities for the wider community in terms of health and wellbeing by way of providing a new custom-built community centre
- 2.4 Trafford Council are looking for an aspirational development in this location with potential to maximise the environmental credentials of the site. However, we are also looking for the Delivery Partner to have an appreciation of the constraints of the site in terms of deliverability within the designated brief.

### **3.0 Consultation with Interested Parties**

- 3.1 As the proposals for the Jubilee Centre site are developed, specific public consultation and engagement will need to be undertaken with the local community and all interested parties in relation to the preparation and delivery of the proposed residential development and adjacent multi-use community facility will be consulted. Once submitted, the planning application will be subject to the usual statutory consultation and publicity requirements.
- 3.2 The engagement will be undertaken by the successful bidder and will help to provide clarity as to the scope of the proposed development. The project will primarily consist of high-quality residential development in order to generate additional revenue to fund any additional development on the remainder of the site.
- 3.3 The inclusion of a multi-use community facility is a pre-requisite for the development, unless a suitable re-allocation option of the existing contained activities can be achieved.

### **4.0 Next Steps**

- 4.1 The tender documentation upon which the open market tender stage is to commence is in production and due to be completed and ready to go to market from June 2020. Following authorisation by the Executive the project will be ready to go to market in July 2020.

4.2 The Development Team are consulting with Star procurement to ensure the market engagement is fully compliant with the Council's financial and procurement rules and remains OJEU compliant.

4.2 The Development Team will proceed to communicate to the local ward Councillors of Altrincham and Bowdon along with the Executive Members for Housing and Regeneration and Culture and Leisure to keep them apprised of the consultation proposals in order that they are informed and able to respond to any questions/queries in respect to the proposed development.

## 5.0 Procurement

5.1 This report seeks approval to proceed to an Open Market tender exercise in order to secure an appropriate DM/DP who has the relevant experience and financial ability to carry out the proposed development.

5.2 The Development Team will engage with STAR procurement to facilitate a fully OJEU compliant tender exercise to secure a Delivery Partner.

5.3 A further report will be presented to the Executive once procurement activity has been concluded and a further decision will be sought from the Executive in respect of the appointment of a Development Management/Delivery Partner.

## 6.0 Indicative Timeline

Task Commencement Date	Action	Task Completion Date
June 2020	Expression of Interest (EOI)	June 2020
July 2020	Supplier Assessment Questionnaire (SAQ)	August 2020
August 2020	Evaluation of submissions and approved shortlist agreed	September 2020
September 2020	ITT out for bids	October 2020
October 2020	Evaluation of tender submissions	October 2020
November 2020	Unsuccessful Letters and feedback to be issued	November 2020
November 2020	Formal Council approval process	November 2020
November 2020	Intention to Award and debrief	November 2020
November 2020	Standstill Period (10 days) and Official Award Notice issued	November 2020
January 2021	Contract start date	January 2021

## 7.0 Other Options

7.1 There is always the option to do nothing, however the existing Jubilee Centre is now in a state of disrepair with the timber frame showing signs of rotting and beyond economical repair.

- 7.2 The Council could dispose of its land asset at the Jubilee Centre in isolation via its Land Sales Programme. However, it is considered that this would not maximise the potential of the Council's asset
- 7.3 The Council could carry out a re-provision of the Jubilee Centre on the existing site but this would put additional pressure on scarce financial resources within the Council, with little or no income from the current tenants.
- 7.4 Deliver a mix of residential accommodation that would include within the development a level of affordable housing.

## 8.0 Financial

- 8.1 Indicative cost plans for a scheme including residential accommodation, re-provision of the Community centre and onsite parking provision are estimated to cost in the region of £6m, including construction, fees and financing costs.. Indicative levels of sales proceeds are expected to be in the region of £7.7m, giving a development return of £1.7m. These figures have been subject review by external advisors. A final business case will be developed with the selected partner and will be reported to Investment Management Board for approval before a commitment is given to deliver the scheme.
- 8.2 The financial impact of the other options that have been considered include;
- Do nothing, which although has no initial cost outlay, will not generate a receipt, as well as likely incur additional maintenance costs on the Community centre which is in a state of disrepair.
  - Disposal of the site directly is not anticipated to generate a receipt to the same level assumed around delivery of the proposed scheme of develop and sell.
  - A refurbishment of the community centre is estimated to cost in the region of £500k and is not currently affordable on the basis that all available capital resources have been allocated across the capital programme. Introducing affordable residential units will not significantly reduce the cost of the development but will potentially have a significant impact on the assumed levels of capital receipts which will again have an impact on delivery of the current capital programme.

## **REASONS FOR RECOMMENDATION**

The recommendation enables the Council to progress development of the residential development and multi-use community facility on the site of The Jubilee Centre, Bowdon as set out in the report and to commence the procurement of a Development Management/ Delivery Partner to carry out the proposed development.

**Key Decision** Yes

**If Key Decision, has 28-day notice been given?** Yes

**Finance Officer Clearance** GB

**Legal Officer Clearance** DS

**CORPORATE DIRECTOR'S SIGNATURE**



To confirm that the Financial and Legal Implications have been considered and the Executive Member has cleared the report.