

COUNCIL – 26th JUNE 2017

BUTTERPARK, IVYBRIDGE

Background

In June, August, October and December 2016 reports on Butterpark were brought to the Council and at each stage the project was supported with the decision in December 2016 to submit a bid. That of course was the subject of further reports this year with confirmation that this Council is able to purchase the site for £201,250 to deliver the provision of six units of accommodation for people with moderate learning disabilities, plus a learning/training house with a small garden area.

Next steps

The draft Heads of Terms have been received from Devon County Council and these are being reviewed by our solicitors, Foot Anstey. The main issue will be the overage clauses and how these are triggered so that it is still possible to deliver the scheme as considered and approved by DCC yet work with a private sector partner, who will be providing the market housing to counterbalance an offsetting cost of delivering our part of the scheme at a discounted price.

During discussions with Steve Edwards of Devon County Council, who has been assigned to the project to give assistance and act as a facilitator in dealing with the different DCC departments, he advised that it was likely that the project would have to be put out for tender, rather than dealing with the one developer as we have since the start of the project.

That was affirmed by Foot Anstey and so we are now having to go through the full procurement process. DCC has indicated that they may be able to assist us in advertising through the SW Devon Contract Portal, which is linked to the Contract Finder website (referred to in the draft procurement strategy).

Vickery Holman had commenced work on assessing the valuation but Nick Holman will now prepare the tender based on information provided by the Town Clerk to invite bids for the development of the site.

The developer who has worked closely with us has indicated that he intends to bid for the project and when bids are considered, it will be important that the wider social value of any proposal, not just the provision of the six flats and the learning/training hub will be properly assessed.

Separately a meeting was held with DCC Social Services to explore new ways of working to support the people who will live in the flats and initial VAT advice taken.

Conclusion

It is disappointing that we could not continue to work with the developer, but to give certainty and avoid potential challenge at a late stage it is preferable to open up the contract to tender which ideally should be done within the next three months if we are to keep to our timeframe. It is also possible that the proposal to work with Dove Project and even Brook Housing may need to be opened up to others as well. We

have had an excellent team in place who enabled us to reach this point and submit a bid but sadly to provide the transparency and openness required of public bodies we are having to take a few steps back.

We greatly appreciate the continuing support and expertise that those within the group have offered to us to date and hope that these will be the organisations who we continue to work with for the future to deliver this much needed project. However it will ensure that we have the most robust process and the best possible outcome for the community.

Mrs Lesley Hughes
Town Clerk