

## COUNCIL – 30<sup>th</sup> OCTOBER 2017

### BUTTERPARK, IVYBRIDGE

#### Background

Members will be aware that the Butterpark project has been progressing over the year and that this report gives a brief update on the current position.

#### Next steps

1. The purchase of the site from Devon County Council is being agreed by solicitors, and as expected the main issue is the overage clauses and how these are triggered. We have to take great care that any overage clause does not preclude the project being delivered as outlined, and agreed by, Devon County Council.
2. As advised in earlier reports Vickery Holman is acting for the Town Council in marketing the site and expressions of interest are being invited. Already after less than one week a range of organisations have contacted Vickery Holman and access to the site is being agreed on selected days. An asbestos demolition survey has been commissioned, insurance for the site is being arranged (from the date of purchase) and work on the evaluation criteria are being developed. It will be vital that companies who submit bids are aware of clause (j) which specifies that the scheme should include opportunities for innovative sustainable building design, sustainable drainage and social value. Emphasis is also given to any scheme being a “good neighbour” because as a Town Council we want to ensure that the rest of the development site is not detrimental to the local residential properties and offers housing for the town which is not being met by other developments in or on the edge of Ivybridge. Bids are sought by 11<sup>th</sup> December 2017.
3. South Hams District Council has been developing the legal paperwork for the award of funding towards the scheme and agreement is being reached that any requirements to repay the funding are reasonable, eg delivery of the scheme within three years. The payment of the grant by SHDC should be made by end of October, but to ensure that sufficient funds were held in the Town Council accounts an investment of £120,000 on a fixed term deposit has been held off in case money were needed by end of October.
4. To assist with the evaluation of the bids it may be necessary to retain other professional support and this is being explored currently. It is clearly critical that the criteria and interviewing of developers to select the best partner to deliver our aspirations for the site, and this will be pivotal to the whole scheme.
5. It is possible that the learning/training hub will evolve in the coming months as discussions continue with organisations like social services and voluntary sector. Although the three bedroom house is not expected to have more bedrooms it is likely that the ground floor may need a small meeting room/office for local needs, potentially for services like the Social Prescriber (if to continue) and other support groups who need to be able to deliver services to vulnerable people in Ivybridge. This will be explored and an understanding of how any enhanced ground floor accommodation would need to be funded.

**Conclusion**

This is an innovative project and it is important that we ensure that it is done in a transparent manner with the correct professional support.

Members are invited to note the progress being made to deliver the project for Spring 2019.

Mrs Lesley Hughes  
Town Clerk