

**POLICY AND RESOURCES COMMITTEE**  
**18<sup>TH</sup> DECEMBER 2017**

**BUTTERPARK**

**Background**

In the last year many updates have been given on the Butterpark project but it seems that finally the first stage is coming to fruition – hopefully by the time of the Committee meeting.

**Current position**

1. The purchase of the site from Devon County Council has been complicated by the overage clauses which Foot Anstey advised could act as a deterrent to potential developers and prevent us from achieving the best possible scheme. Many emails, discussions and meetings have been held and the solicitors are now agreed. A contract for signature by the Mayor should be due this week and the funds transferred to the Foot Anstey account – also this week – to enable exchange and completion to be undertaken by 18<sup>th</sup> December.
2. The report by the insurance company highlighted some works that needed attention by 31<sup>st</sup> December and it is understood that following submission of the report to NPS that Devon CC have approved that these be done prior to Christmas. A contract with the security company to monitor the site will be taken out so that it is a seamless transfer (hopefully).
3. Vickery Holman are inviting bids for the site and the date for submission of expressions of interest was extended to 5<sup>th</sup> January (but could still be extended by another week if the supporting documents, including the contract are not available for bidders to view).
4. Members were aware that the evaluation of the bids is a key stage and Foot Anstey advised that a first step was to check the financial standing of the companies interested. They advised that an accountant or a Councillor with interest in finance would be appropriate so Stuart Wilbur and Cllr Dredge are on standby for 16<sup>th</sup> January 2018 to check the companies bidding. It is expected that most will be acceptable and they would then be evaluated according to the criteria which will deliver the project in the manner in which this Council seeks – not necessarily the highest price.
5. Chris Jay from NPS who supported this Council with The Watermark has indicated that he could make someone available, Lorna Turner (who is currently assisting Newton Abbot Town Council with a major project and worked with us on Watermark projects) will be involved with the Town Clerk and it is recommended a Town Councillor. It is suggested that Cllr Mrs Ann Laity who is on the Butterpark Steering Group as well as inviting District Cllr Kathy Cuthbert on the panel would be appropriate. Foot Anstey will be in attendance to deal with any technical questions, as would Vickery Holman.
6. Expressions of interest would be reduced to three for interview and that stage would probably follow at end January/beginning February.
7. In addition Lorna Turner will facilitate a meeting with representatives of the potential tenants along with Dove project and Brook Housing, in part to

reassure people that the project is progressing and to discuss the elements of the accommodation that would be important to include – to ensure that the design is robust and nothing obvious is missed.

## **Conclusion**

Members will be updated verbally at the meeting of developments on this project and an indication of the Cllr involvement as mentioned at item five above would be helpful.

Mrs Lesley Hughes  
Town Clerk