

COUNCIL – 29 OCTOBER 2018

BUTTERPARK - UPDATE

Members will be aware from the previous meeting of full Council that the decision was taken not to proceed with the revised proposals submitted by Pillar Land and conclude any further discussions. Subsequently advice was taken from the legal team, Foot Anstey, in relation to procurement to ascertain how the proposals that this Council wished to see for the site could be delivered, very closely meeting the decision in April 2018.

The solicitors advised that the outline proposals from the Housing Association LiveWest (which has recently changed its name from Liverty) could be taken forward as outlined below.

“Dear Lesley,

It was good to meet up to discuss Liverty's potential involvement in the redevelopment of Butterpark.

Liverty is a recently merged Housing Association of DCH and Knightstone Housing Association, owning 36,000 properties throughout the South West extending from Cornwall to South Gloucestershire.

We have an ambitious affordable housing development programme of 1500 units per annum.

We have a strong emphasis in developing in the South Hams given our history, Tor Homes was the SHDC stock transfer association who previously merged with Devon and Cornwall Housing to form DCH.

We have a strong management presence in Ivybridge owning 302 units including 104 sheltered units.

Subject to Ivybridge Town Councils approval Liverty would be keen to negotiate a package deal whereby we redevelop the site to provide the council with learning disability units and office/living accommodation, together with a mix of affordable accommodation (rent, shared ownership and/or rent to buy) to be owned and managed by Liverty.

Once we receive the green light from the council I anticipate it will take 2-3 months to carry out service enquires, commission a topographical survey, undertake a design feasibility and produce a corresponding build cost estimate, with a view to submitting a firm financial proposal to the Town Council before the end of the year. We also undertake an ecological survey at the earliest opportunity

If the proposal is acceptable to the Town Council and subject to our board approval, Liverty would proceed to a conditional exchange of contracts with the Town Council. During the legal process we would undertake site investigations as

they are crucial to verifying the assumed build costs as well as working towards a detailed planning permission.

In terms of achieving a legal completion I envisage receiving a satisfactory planning outcome to be critical to the development programme which I estimate to take a minimum of 6-9 months. This very much depends on whether the ecological survey identifies a need for a bat monitoring survey as often they are required to be undertaken over a year.

As confirmed at our meeting Livery has central government funding available to support this development.

I trust this is sufficient for your purposes, but please contact me if you require any additional information please contact me.

Regards

Michael Hourican
New Business Manager"

The architect has already visited site and so far the initial thoughts are that it would be delivered in accordance with our procurement documentation, alongside our accommodation for people with Learning Disabilities (which is still proposed as flats but a more spacious layout for the three first floor units).

As soon as a proposal is available it will be brought back to Councillors, hopefully before Christmas, but in working with a Housing Association and South Hams District Council it could provide all affordable housing and the mix of housing for a cross section of ages that had been an important factor in the original decision.

Members are invited to support this step towards achieving our objectives for the Butterpark site.

Mrs Lesley Hughes
Town Clerk