

STRATEGY AND RESOURCES COMMITTEE  
INFORMATION SHEET

01/12/20

**The Redevelopment of Brimscombe Port**

- 1.1 The purpose of this Information Sheet is to update members on the current position and programme for the redevelopment of Brimscombe Port.
- 1.2 The last update was provided as a Member/Officer Report to the Strategy and Resources Committee on the 8 October 2020. This update is to inform members of the progress made in the last 8 weeks.
- 1.3 **Funding** - A bid to the One Public Estate Programme for Land Release Funding (LRF) was submitted in early November seeking funding towards the abnormal infrastructure costs on this site, the outcome of which is expected in January/early February. This may enable the Council to consider carrying out the infrastructure works ahead of securing a developer partner, if the market conditions delayed the commencement of the procurement process, or to have additional funds to meet any shortfall on the viability when the site is marketed.
- 1.4 **Planning** – Progress has been made with third party statutory consultees for the planning application for the phase 1 infrastructure and the demolition of the existing buildings together with the listed building application for the demolition of the modern extensions to Port Mill and the Port House (submitted in July 2019). Positive responses and discussions have been held and formal responses are being finalised and expected in the next few weeks. Depending on when these are received, the anticipated date for the application to be determined by Development Control Committee could move to February, with a report to Strategy and Resources Committee in March, following the outcome of the LRF bid, for a decision on whether to market the site for a development partner.
- 1.5 **Programme** - the changes to the milestones for the funding agreement with Homes England were agreed and approved by the Homes England Project Executive on 9 September 2020. The milestone for the commencement of developer procurement is extended to the 31 March 2022, only a year on from our current programme. Should the LRF bid be successful, there is a requirement that the land is released for housing by March 2023. It is therefore crucial that work continues to progress the scheme to ensure that these key milestones can be delivered.
- 1.6 **Tenancy Management** – Several of the tenants on site have been negatively impacted by COVID-19 and have received support from Government grants, or directly from the council with rent holidays being granted. In spite of this, 2 businesses have closed and others are still struggling. Grace Network are delivering a range of services (e.g. The Long Table, and Stroud Food Bank) from the site which have been important in lockdown and recovery. The leases for the business park and industrial units have been structured so that vacant possession is achievable from between December this year until the end of March 2021. For some tenants it will be possible and appropriate to extend their leases for a further 3 months until the end of June, without jeopardising the current programme.
- 1.7 **Communication** – A set of FAQs is being prepared as part of the Communication Strategy and these will be published on the Councils' website.