

**Brimscombe Port  
Members Information Sheet  
Sept 2021**

- 1.1 The purpose of this Information Sheet is to update members on the current position with tenancies and programme for the redevelopment of Brimscombe Port.
- 1.2 The last committee decision was made on the 10<sup>th</sup> June 2021 and an update on tenancies was provided at an all member briefing on the 7<sup>th</sup> September 2021. This update is to inform members of the progress made in the last 2 weeks (at time of drafting) and where we expect to be in next few weeks and months.

**2 Tenancies update and continuing support**

- 2.1 RUSH closed for business on the 29<sup>th</sup> August, having re-opened for the summer after closures for the pandemic, and has been moving out of Unit 3 since that date. It is expected to have left the building on the 30<sup>th</sup> September, once it does so the Council will immediately stop the legal action seeking vacant possession of the unit; rent arrears and other costs will not be pursued.
- 2.2 The Crowdfunding campaign to raise £25,000 as a starter fund to develop plans for new premises and launched by Friends of RUSH has reached just over £12,000. The joint RUSH / Friends of RUSH / SDC / Active Gloucestershire and MP comms. campaign to find new premises was launched following a meeting on the 12<sup>th</sup> August. A number of sites, countywide, have been investigated and RUSH is currently following up potential new sites within the district, with advice from planning officers.
- 2.3 **The Grace Network**
- 2.4 There have been several meetings between Members, Senior Officers and the Grace Network to discuss its transition plans, moving from Brimscombe Port. The Grace Network secured a lease of the adjacent site at Brimscombe Mills in July for an initial 3-year period.
- 2.5 Terms have also been agreed with the council (and solicitors instructed) for a lease of a ground floor office suite at Brimscombe Port Mill. This lease can commence as soon as the Water Source Heat Pumps are commissioned and works completed, which is expected to be by the end of October. In the meantime, short term storage has been provided to help Grace Network with its move.
- 2.6 Pre- Application planning advice has been given for the Brimscombe Mills site and a planning application is required for some of the uses planned. This is expected to be submitted by the end of September. Grace Network plans to cease operations at Brimscombe Port by the 30<sup>th</sup> September. As for RUSH once it does so the Council will immediately stop the legal action seeking vacant possession of the unit.

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2.7 The planning considerations at Brimscombe Mills are finely balanced and there is potential for the exploration of other Council sites for Grace Network in the longer term, if access issues cannot be overcome.

2.8 The remaining tenant of the Units to be demolished has secured alternative premises and is expected to vacate on the 30<sup>th</sup> September as well.

**3 Demolition contract**

3.1 29 Tenders were received for the demolition contract for these units, and resulted in some very competitive pricing. The contract is expected to start in mid-October with security fencing and asbestos strip out taking place first. Information about the contractor, site security, programme etc. will be made public on the council's website and immediate neighbours directly informed.

**4 Project progress/next steps**

4.1 Legal Advisors for the procurement of a developer partner have been appointed and are drafting the Development Agreement and associated documents which will reduce clarifications during the procurement process. Whilst this means more time is being taken at this point in the process it will lead to a shortening of timescales further on, keeping the programme on track overall.

4.2 The marketing of the development opportunity has started with a video launched the week commencing 27<sup>th</sup> September and the commencement of procurement for developer is still expected to start in October 2021 with contracts to be completed June 2022. Work is also progressing on the procurement of the remaining infrastructure work.

**5 Key Milestones**

Activity	Estimated date
Marketing of development opportunity	Sept 2021
Commencement of procurement process to select a developer partner	Oct 2021
Demolition start	Oct 2021
Procurement of infrastructure contract	Oct 2021
Demolition complete*	Apr 2022
Approval to appoint developer partner	May 2022
Development Agreement Completed	Jun 2022
Infrastructure can start	Jun 2022
Planning application submission	Jan 2023
Redevelopment can commence	Oct 2023
Redevelopment can complete	Oct 2025

\* The demolition of the curtilage Listed Port House, may be moved to June, depending on consent from the EA and the release of a planning condition regarding phasing.

**6 Community Engagement & Comms Plan**

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- 6.1 In addition to the information regarding the imminent demolition works, the Project Team has met with the Parish Council to work together on future events, and in particular to discuss how the vision for a community enterprise centre can be realised.
- 6.2 A leaflet drop will be taking place in early October to all households within Brimscombe and Thrupp Parish and part of Minchinhampton Parish to build a contact register of people and businesses who wish to be involved with or receive information about the project.

**7 Moorings and cranage**

- 7.1 There has been considerable interest in the moorings which are included in the infrastructure design and the facility for craning boats into the canal and basin until the canal is joined to Phase 1a. Attached is a note from Stroud Valleys Canal Company which explains why these have been included, how they will operate and their importance to the future sustainability of the canal and to the Port development.