

HS/Salisbury Vision/2901/3, 4, 6 and 10 (Maltings and Central Car Park)

Supplementary Statement no 1:

Project Delivery - The Maltings and Central Car Park.

1. Introduction

- 1.1 This statement is made on behalf of Salisbury Vision.
- 1.2 Salisbury Vision is a special purpose vehicle established to provide a private sector led approach to the regeneration of Salisbury. It has a Board comprising both private and public sector representation including Wiltshire Council and representatives of the local business community and organisations with an important stake in the success of the city. The Board is Chaired by Sir Christopher Benson.
- 1.3 The Vision has the stated objective *'for Salisbury to be a clean, green safe and friendly city; a place that is consistently acknowledged as being one of England's best places to live'*.
- 1.4 The Vision itself is focused on 24 key projects, encompassing strategic development sites, public realm and transport improvements as well as a number of site specific proposals. These projects are intended to be self-funding, and the Vision is tasked with drawing in private sector funding wherever possible to achieve this.

2. The Maltings – within the Vision

- 2.1 The redevelopment of the Maltings and Central Car park site for a high quality retail-led mixed-use scheme is an objective to which the Salisbury Vision Board is fully committed. It is a key early priority of the Vision.
- 2.2 Significant resources have been dedicated to this project which is acknowledged to be a complex project requiring careful planning and consideration during its initial stages.
- 2.3 It is important to note that there are no other sites of this size or proximity to the commercial heart of the city. This is we believe a once in a generation opportunity. Its redevelopment for a retail-led scheme of the sort envisaged within the Vision is, we believe, essential to safeguard the objectives of the Vision and the future vitality and viability of the city's retail and commercial heart. The Vision Board is committed to seeing that this opportunity is not lost.

- 2.4 The past few months has seen significant progress on this project, including the clarification on key legal issues and the creation of a project implementation team. The Vision is moving into a period of significant activity on this project over the next few months. Its programme anticipates the commencement of development partner selection process later this year.

3. Project Status

- 3.1 As a key component of the Salisbury Vision, the Maltings Project was a high priority for Salisbury District Council and one that it dedicated significant resources.
- 3.2 This commitment remains under the new Unitary Authority and is demonstrated both through Wiltshire Council's formal decision-making processes and its continued commitment to provide both officer support and financial resources to the project.
- 3.3 Wiltshire Council's Implementation Executive on 16th March 2009 resolved to confirm the overall objective of the proposed redevelopment of the Maltings and Central Car Park Project; namely a 'retail led mixed use' scheme (Item 239 – 3 (a)) and authorised officers to continue working on the Maltings and Central Car Park project (Item 239 – 3 (b)).
- 3.4 By the time of the Examination in Public in March 2010, the Implementation team will be well progressed towards the appointment of legal and commercial advisers to assist with the developer procurement process. The cost of this will be met by Wiltshire Council.
- 3.5 It is intended that a further paper outlining the proposed delivery programme will be considered by the Council's Cabinet in February. As the project progresses the Council's Cabinet will be advised when key milestones have been reached and approval sought to award 'Preferred Bidder' status for the Council's private sector development partner in due course.

4. Project Management

- 4.1 This project will be delivered through the Salisbury Vision. In support of this an implementation team has been established for the delivery of this project to be led by the Salisbury Vision Director – Richard Walters MRICS MRTPI. The team has extensive regeneration and development expertise and the ability to draw upon further external support where this is required.
- 4.2 The implementation team includes officers from the Council's Property, Legal and Procurement teams as well as drawing upon other internal Council resources as required by the project. This may include (inter alia) Planning, Housing, Transport,

Finance and Economic Development. The implementation team will also direct the involvement of external advisers (including legal and commercial) to be appointed shortly.

- 4.3 We have been careful to assemble a team both internally and externally that has the capacity and experience to deliver a complex project of this kind.
- 4.4 In addition to the Implementation Team an Internal Vision Board has been established, which is chaired by the Council's Portfolio Holder with responsibility for co-ordinating the Chippenham, Salisbury and Trowbridge Visions. This Board – which is an internal group to Wiltshire Council comprises the Service Directors of the Departments of Economy and Enterprise, Housing, Development Services, Sustainable Transport and Major Projects. Its role is to ensure that the Council responds to the needs and opportunities of the three Vision areas on a corporate basis.

5. Viability and Delivery

- 5.1 The Salisbury Vision team consider the development opportunity at the Maltings to be a viable and deliverable project. This is evident from unsolicited approaches from interested parties. These have demonstrated an appetite for development incorporating the Council's land-holdings.
- 5.2 It has also been supported by a separate Development Feasibility Study the former Salisbury District Council had commissioned. This was undertaken by Alder King which reported in July 2008.
- 5.3 The outcome of the recent legal work by the Council's consultant lawyers has established that there are no fundamental legal impediments to development at the Maltings.
- 5.4 The procurement process will allow for developer-led solutions on the Maltings / Central Car Park which will ensure the private sector has the opportunity to innovate and bring its own expertise to the delivery of an exciting new retail-led quarter to the town, consistent with the Vision Board's objectives.
- 5.5 The Vision and Council will facilitate this and help bring forward this important town centre site.

6. On-going Work Programme

6.1 Various work has progressed recently including:

- (i) Counsel's opinion on Procurement matters, including conference (02/2009 to 04/2009)
- (ii) Report on Legal Title (07/2009 to 09/2009) – encompassing legal title on Maltings, Coach Park and other Wiltshire Council property within the scope of the development
- (iii) Establishing the Internal Vision Board – December 2009
- (iv) Appointment of a Vision Director – December 2009
- (v) Established the implementation team – January 2010

7. Delivery Programme

7.1 We set out in the schedule below a broad delivery programme leading to the appointment of a development partner. This is only indicative at this stage.

Stage	Tasks	Timescale (estimated)
Stage 1	Preliminary Legal Title and Procurement Advice Assembly of Implementation team	Complete
Stage 2	Appointment of Legal and Commercial Advisers	End April 2010
Stage 3	Pre-procurement Confirm parameters / scope of project Evaluation criteria Procurement route Collation of site data: legal title, site surveys and other relevant information. Marketing Brief / information pack	To end June 2010
Stage 4	Development Partner Procurement Contract Notice and Selection Process Invitation to participate and submit outline solutions Invitation to submit detailed solutions Invitation to tender Award Contract	(12 months) June 2010 to June 2011
Stage 5	Town Planning	(12 – 18 months) June 2011 to June/Dec 2012
Stage 6	Start on Site	Early 2013