

Date: 21 August 2014
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 Our Reference: Officer working Group/RC/ah



To: Members of the Office Accommodation Officer Working Group
 (Richard Cohen, Simon Davey, John Golding, Karen Jenkins,
 Denise Lyon, Rachel Pocock, Chris Powell, Steve Pratten,
 Colin Slater, Henry Gordon Lennox, Andrew Ellins,
 Andrew Hancock, Nigel Harrison, Donna Best)

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Office Accommodation – Officer Working Group
Thursday 21 August 2014
10.00am Room 67

AGENDA

		Responsible Officer
1.	Introductions and apologies	RC
2.	Approval of previous Meeting Minutes	RC
3.	Matters arising from previous Meeting	RC
4.	Office Accommodation Project particulars: <ul style="list-style-type: none"> • Project cost to date • Critical Project issues and concerns <ul style="list-style-type: none"> ○ Skypark update <ul style="list-style-type: none"> ▪ Procurement issues ○ Heathpark update <ul style="list-style-type: none"> ▪ Amended offer from Terrace ○ Knowle and Manstone Depot / ATC Hut. <ul style="list-style-type: none"> ▪ Update and observations of Savills draft adverts and sales brochure ○ Consideration of New Office costs. <ul style="list-style-type: none"> ▪ Value engineering ▪ Review of allowances • Programme implications including identification of critical dates • Risk Review – (New + Red and Orange Risks Only) 	SP
5.	Feedback from the Executive Project Board Meeting.	RC
6.	Update on the Business Centre succession arrangements.	NH

7.	Update on Knowle and Manstone Depots relocation.	AH/DB
8.	Update on strategy, timescales for roll out of council devices for home, flexible and mobile working including phones and DCMS	CP
9.	Update on Open for Business website project	KJ
10.	EDDC service provision across the District Update on the document management project, including confirmation of performance against timescale	KJ CP
11.	Communication, consultation and engagement <ul style="list-style-type: none"> • Staff • UNISON • External • Equality consultation • Best value consultation 	KJ
12.	Legal updates re: <ul style="list-style-type: none"> • Public Rights of Way • TVG • Legal review of Project processes • OJEU Procurement re Skypark • Other 	RP / HGL
13.	Any other business	RC
14.	Dates of Meetings for 2014: <ul style="list-style-type: none"> • 18 September 10.00 am • 16 October 10.00 am • 20 November 10.00 am • 18 December 10.00 am 	

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OFFICE RELOCATION OFFICER WORKING PARTY MEETING NOTES FROM 21 AUGUST 2014

Present:

Richard Cohen	RC	Deputy Chief Executive
Steve Pratten	SP	Relocation Manager
Karen Jenkins	KJ	Corporate Manager – Organisational Development
Simon Davey	SD	Head of Finance
John Golding	JG	Head of Housing
Henry Gordon-Lennox	HGL	Principal Solicitor
Nigel Harrison	NH	Economic Development Manager
Colin Slater	CP	Procurement Officer
Donna Best	DB	Principal Estates Surveyor
Andrew Ellins	AE	SWAP – Audit Manager

Item	Notes/Decisions	Action
1. Apologies:	Apologies received from: Chris Powell Rachel Pocock Andy Hancock	
2. Minutes of meeting held on 17 July 2014	Agreed.	
3. Matters arising from previous minutes:	To be discussed in next item.	
4. Office Accommodation Project Particulars:	<ul style="list-style-type: none"> • Cost to date is £444,082. The previous agreed budget is £705,568, therefore leaving a balance of £261,485 plus a Contingency allowance is £68,101. The contingency allowance has increased due to the TVG decision and a reduction in the legal costs. • Critical Project Issues: The marketing and bidding process with Savills is now due to commence on 1 September 2014 with a tender return date of 22 October. Drafts of the brochures/adverts have been circulated for comments which need to be finalised by 27 August. If anyone has anymore comments then please let SP have these by 26 August before 11.00am. <ul style="list-style-type: none"> ○ Comments so far are: need for more individuality of EDDC logos on the front cover and use of 'plain English' in the document. ○ There is also concern over the land area figures quoted not being correct. SP will speak to Nick Jones (Savills) direct about what measurements etc. are being used and will then check with EDDC's Adrian Marsden 	ALL

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		<ul style="list-style-type: none">○ There are also the same concerns over the brochure for the Manstone Depot.○ Clarification is also needed on the 'Parkland' for which it is understood the Council would like to reach an agreement with Sidmouth Town Council. RC to speak to the Town Clerk on this matter which will also include discussions regarding future maintenance etc.○ DB to provide wording for SP to use for the ATC site contained in the Manstone brochure.○ Need to look again at the photos in the brochure for the Depot – need to get a better photo showing the actual building with machinery etc.● Procurement: a recent meeting was held on 22 July with EDDC, St Modwen and respective lawyers to discuss the possibility of the Council purchasing the plot at Skypark. St Modwen explained that they were in JV with DCC for the Skypark scheme, and therefore, would need to liaise with their partner to ascertain whether such a purchase would be possible. Following the meeting it has been identified that St Modwen is opposed to the site sale without them directing and undertaking the development and receiving the development management fee to which they say they are entitled. They will discuss further with DCC but have also identified other procurement options such as a OJEU procurement process or a contract whereby St Modwen/St Modwen & County and the right but not obligation to provide a completed development for the Council. A further meeting is due to be held on 12 Sept between EDDC & DCC to discuss the procurement issues.● Heathpark update: a revised offer was received from Terrace Hill (THH) effectively reducing the bid value. The reason cited by THH being that their client was looking at a reduced gross floor area for their store. Listers's analysed the revised offer and made several observations – including that the offer is not acceptable. Listers have also contacted other potential retailers who have shown an interest in the site – and therefore enabling THH's offer to be increased. During a review meeting recently it was advised that CIL was	RC DB SP
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unlikely to be imposed by the time any planning application for the development was submitted. This effectively increased THH's offer. Further, a discussion with DC Highways confirmed that the potential maximum contribution to the [REDACTED]

[REDACTED] Whilst agreement with THH that the balance should be confirmed as additional value; thereby potential value of the offer could be increased accordingly.

Following this new offer we need to look at what point it becomes unviable to sell the Business Centre site and does this now mean that Honiton is back in the frame for a new Headquarters? Do we now need to look at Winslade Park (Clyst House) again? A recent presentation was made to the planning department about the master plan for this site. NH advised that there was very little employment to be offered in the proposals. SP said that the cost particulars for this site and other potential sites (including Heathpark) would be included in the overall project review which would be tabled towards the end of the Year. Programme dates for the Office accommodation project could also be affected dependent upon which site was eventually chosen following the review at the end of the Year.

We need to be aware of our reputation management, keep couching our PR issues. Communication to the tenants of the Business Centre is a piece of work which needs looking at as we could now be looking at a delay through to Aug 2015. NH to arrange a lunchtime meeting with the Leader to give an update to tenants.

SP to re-calculate the costs to include Honiton and Exmouth Town Hall (refurbishment of the town hall) – DB to forward particulars from the previous exercise – and these need to be discussed at the next Office Accommodation Executive Group meeting. The issue of re-looking at Honiton, the desk space requirements for the new office and that at Exmouth Town Hall will need to be advised to SP. Need also to look at the Sita site, could Depots now be included? DB to speak to AH.

- Risk Review – the risk review has been updated with one new red risk which is

SP

DB

KJ

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		possibility of TH pulling out of Heathpark contract.	
5.	Feedback from the Executive Project Board meeting	Meeting of the Executive Project Board is due to be held next week on 27 August. Discussions will include the marketing exercise and also explore next options for the new Office	
6.	Update on the Business Centre succession arrangements	A meeting is due to take place with Carter Jonas to discuss the report they have prepared but what seems to be coming forward is there is a continued need for business support in Honiton but it is felt that this can be provided by the private sector.	NH
7.	Update on Knowle and Manstone Depots relocation	Covered above.	
8.	Update on Strategy and timescales for roll out of council devices for home and mobile working including phones	<p>KJ gave an update – Worksmart bid is now ready and will be presented to SMT for comments, included in this will be mobile phone devices.</p> <p>100 devices have now been ordered for mobile workers – email to be circulated explaining how devices chosen, some are still on trial – will need to explain that although Kits will be available will not be fully useable until March next year. Aligned to this project is the 'touchdown sites for the district' – still looking at costs, wifi enabled etc.</p>	
9.	Update on Open for Business website project	<ul style="list-style-type: none"> • Open for Business – content side going well. Transactional side – 109 existing with 230 to be developed still. • Recruitment in place for post of transactions officer. 	
10.	EDDC service provision across the District	<p>Service provision now ready to go. JG confirmed that the accommodation owned by Housing at Littleham (used mainly for the Switch project) has already been included in the report. Report to be prepared for the October Cabinet showing interim costs associated refurbishment of Exmouth Town Hall. Need to speak to DCC on whether instead of carrying out works needed before they vacate the building, that associated money is just handed over to use for future refurbishment. Report needs to go to SMT beforehand for comments.</p> <p>Document Management – JM was due to take over this project but he will now be needed for Strada work. Need to look at next steps.</p>	SP / DB
11.	Communication,	Further communication is on hold at the moment until	

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	consultation & engagement	more clarity around Skypark etc is known.	
12.	Legal updates:	<p>PRW update – draft order has been submitted to Planning Inspectorate but is looking like will go to an Inquiry (although we are in a good position to defend).</p> <p>TVG – noted.</p> <p>ICO Tribunal Level One Hearing is due to take place on 28 August at Exeter Magistrates Court re FOI request from Mr Woodward and various reports.</p>	
13.	AOB	<p>SP said although he is happy to assist with the handover of the open space to the Town Council although it is really not included in his role. RC to have a copy of the policy to take with him when he meets with Chris Holland.</p>	
16	Date of Next Meeting	18 September 2014 at 10.00am	

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EDDC OFFICE ACCOMMODATION PROJECT

OFFICER WORKING GROUP MEETING 21 AUGUST 2014

PROJECT MANAGERS NOTES

1. Project Overview

- a. The Project Budget continues to be carefully monitored and predicted spend remains within the Approved Budget parameter.
- b. Following advice from Savills, the marketing and bidding process is now due to commence on 1 September, with a tender return date of 22 October. Drafts of the brochures for Knowle and Manstone / ATC together with drafts of their proposed adverts have been received for comment.
- c. The anticipated meeting with DCC to discuss the proposed purchase of Skypark has been delayed until 12 September. A letter has been received from DCC advising that they would be unwilling to simply sell the site to EDDC, but that there are other possible acceptable procurement routes that could be taken. This matter is frustrating the process, and it may be necessary to consider alternative options, including full EU Procurement.
- d. Terrace Hill has again, on 14 August, revised their offer for the Heathpark site, now offering a figure somewhat below that originally offered. They have advised that this revision has been necessary following their Food Retailer Partner now requiring less floor space. The current proposal now included a retail outlet, drive through restaurant as well as a Food Retail store and petrol filling station.
- e. Following a review it has been concluded that CIL would unlikely to be in place before any planning application was submitted for the proposed scheme – so effectively costs for CIL can be ignored. Further, a telephone conversation with Devon County Highways yesterday has now confirmed that any contribution to the Turks Head junction at Honiton [REDACTED]
[REDACTED] The effect of these issues is in essence to effectively increase the financial level of the offer, pending agreement with THH that the saving of the Turks Head works flows entirely to value.

- f. The reduced offer brings into focus the entire review process. The revised offer would need Cabinet and Council to refresh their decision whether to sell or not.
- g. It is now recommended that the any decision is delayed until the;
 - i. the matter of whether progressing Skypark is possible
 - ii. the value of the Knowle / Manstone is available,
 - iii. confirmation of EDDC desk numbers / spaces and associated costings – which will include the design team tender returns.
 - iv. any further negotiation with THH concluded

With all this information EDDC Members will be in a position to understand with greater certainty the full financial situation and thereby make an informed decision on the way forward.

It is recognised that this approach does present the risk that THH may become frustrated with the delay and walk away.

- h. Enquiries for the Clients design team via the South West Consultancy Framework are being prepared.

2. Project Costs to Date

- a. Posted expenditure, including accruals, to 31 July 2014 (Period 4 / 2014) totals £ 444,082 leaving a balance of £ 261,485 against the approved budget of £ 705, 568, of which the Contingency allowance is £ 68,101. All costs exclude VAT.
- b. The approved budget remains as £ 705,568 being built up as follows;

i. Original budget prior to Aecom's appointment	£ 200,000
ii. Uplift approved by Cabinet 5 September 2012	£ 114,354
iii. Uplift approved by Cabinet 17 July 2013	£ 95,333
iv. Uplift approved by Cabinet 5 February 2014	£ 92,000
v. Uplift approved by Cabinet 4 June 2014	£ 203,882

3. Programme Summary, including identification of critical dates

- a. The following relates to the Overview Programme AL (-). Identified particulars should only be considered as indicative only, since it is likely that as a result of the final Value / Cost Viability Report at the end of the Year some of the elements will alter, which in turn will have programme implications.
- b. The Overview Programme has been revised in the period to Revision AL (-) as a direct result of ;

- i. Devon CC formal rejection of the Town or Village Green Application for Knowle.
 - ii. Advice received from Savills, following DCC's rejection of the TVG that the Marketing and Bidding Process for Knowle and Manstone / ATC should not take place during the August School Holidays. Rather, it should commence on 1 September. Whilst this advice needs to be formally accepted by Members, it is anticipated that such will be acceptable, so that best value for the properties can be received
- c. Consequently, the programme has been delayed by approximately one month since the previous iteration. It is noted that there are still elements within the programme that will need to be confirmed as the Project progresses. It is also advised that some time contingencies has been allowed in the form of float within the programme.
- d. Programme AL (-) continues to advise upon Procurement Strategy Alternative 1 – where EDDC negotiates with St Modwen / DCC for the sale of the site and then procure their own design team and contractor
- e. The following short narrative identifies the Key Gateway Decisions, particulars and milestones confirmed within Programme AL (-);
 - a) **Gateway Decision Nr 1 – EDDC agreement to purchase the site at Skypark, to agree to the procurement of a design team for the new office, to agree the conditional sale of Knowle and Manstone Depot**
 - a) Overall period – 5 June – 10 December 2014
 - b) Site purchase negotiation dates – 16 June – 19 September 2014
 - c) Procurement of Design Team using EU procurement or Framework route – 1 September – 14 November 2014 (with sundry associated tasks to 10 February 2015)
 - d) Knowle marketing and bidding process, including preparation – 1 September – 21 November 2014
 - e) Gateway Decision Nr 1 – considered and decided at Extraordinary Cabinet & Council Meeting – 10 December 2014 – date to be confirmed
 - b) **Gateway Decision Nr 2 – EDDC Members Executive Project Board approval and confirmation of extent of scope and agreement to proceed to RIBA Stage D - design and Planning Application**
 - a) Overall period 22 December 2014 – 9 March 2015
 - b) Design process – 22 December 2014 – 2 March 2015
 - c) Gateway Decision Nr 2 – considered and approved by the Members Executive Project Board on 9 March 2015
 - c) **Gateway Decision Nr 3 – Submission of Planning Application, Notice for Contractor Appointment and agreement for design to proceed to RIBA Stage E – detailed design**
 - a) Overall period 3 March – 13 May 2015

- b) Design Process – 3 March – 20 April 2015
 - c) Gateway Decision Nr 3 – considered and approved by the Members Executive Project Board 13 May 2015
- d) **New Office Planning Application**
- a) Overall period 14 May – 23 September 2015 (excluding any JR implications)
 - b) Determination, date subject to confirmation – 23 September 2015
- e) **Gateway Decision Nr 4 – Approval of design to RIBA Stage E and agreement to proceed to RIBA Stages F & G**
- a) Overall period 14 May – 25 June 2015
 - b) Design Process – 14 May – 11 June 2015
 - c) Gateway Decision Nr 4 – considered and approved by the Members Executive Project Board 25 June 2016
- f) **Gateway Decision Nr 5 – Agreement to appoint the Contractor subject to final agreement of cost**
- a) Overall period – 14 May 2015 – 22 March 2016
 - b) Procurement process – to submission of tender report – 14 May – 9 November 2015
 - c) Gateway Decision Nr 5 – Appointment of Contractor - considered and decided at Cabinet 1 December 2015 and Council 20 January 2016 – both dates to be confirmed.
- g) **Gateway Decision Nr 6 – Approval of final design and associated Final Construction Costs. Agreement for the Contractor to proceed on site**
- a) Overall period 15 December 2015 – 22 March 2016
 - b) Contractor & Novated design Teams review of design and amendments for buildability reasons – 26 November – 21 January 2015
 - c) Cost Plans, negotiation of outturn costs and final agreement – 2 December 2015 – 17 February 2016
 - d) LPA consider and determine planning applications for Knowle and Manstone – 9 March 2016 (potential for site offers to become unconditional at this stage subject to any JR proceedings).
 - e) Gateway Decision Nr 6 – Approval of Final Design and associated Final Construction Costs. Agreement for Contractor to proceed on site - considered and decided at Cabinet 15 March 2016 and Council 22 March 2016 – both dates to be confirmed
- h) **Construction Phase through to new office being opened**
- a) Overall period 23 March 2016 – 30 May 2017
 - b) Contractor involvement – 23 March – 7 April 2017
 - c) Finalisation of Client fit out – 10 April – 5 May 2017
 - d) Phased decant from Knowle to New Office – 8 May – 26 May 2017
 - e) EDDC fully relocated to New Office – 30 May 2017

- i) **Potential dates for capital receipts from land sales**
 - a) Heathpark
 - i. No JR – 11 May 2015
 - ii. Application for JR, but application refused – 22 July 2015
 - iii. JR Application accepted, but High Court dismisses – allowing for a 24 month period from the date of planning determination – 18 April 2017
 - iv. Note: These dates need to be confirmed in consideration of Terrace Hills amended Offer received on 18 July 2014.
 - b) Knowle & Manstone Depot
 - i. No JR – would have been 10 March 2016, but is very likely to be delayed either entirely or in part until the Vacant possession date – 30 May 2017.
 - ii. Application for JR, but application refused – would have been 14 June 2016, but is very likely to be delayed either entirely or in part until the Vacant possession date – 30 May 2017.
 - iii. JR Application accepted, but High Court dismisses – allowing for a 24 month period from the date of planning determination – 9 March 2018, although this actual period may vary considerably.

4. Risk Review

- a. The latest Risk Review was carried out on 22 August following the Officer meeting of 21 August 2014.
- b. In summary, and with specific reference to the Risk Register dated 22 August 2014, the following is a short summary. Whilst the number of Risks have remained in number as before, several have a revised rating due to issues associated with Skypark and THH's revised offer.
- c. Currently there are 38 Open Risks (previously 38), comprising of;
 - i. 9 Red Risks (6),
 - ii. 22 Orange Risks (25)
 - iii. 7 Blue Risks (9).
- d. It can be confirmed that the following risks are among those which are currently identified:
 - Market conditions
 - Government legislation
 - EDDC IT and associated matters
 - Potential for additional unplanned maintenance being incurred whilst EDDC remains at Knowle

- Revised offer for the Heathpark site.
- Legal objections to the Council's relocation
- Planning decision outcomes
- New Office requirements
- Revised offer for Heathpark
- Procurement issues associated with Skypark

e. A copy of the Risk Register dated 22 August 2104 is annexed to this Report.

5. Skypark

a. Site Procurement

- i. On 22 July a meeting was held in London with EDDC, St Modwen and their respective lawyers to discuss the possibility of the Council purchasing the plot at Skypark.
 - ii. St Modwen explained that they were in a JV with DCC for the Skypark scheme, and therefore, would need to liaise with their partner to ascertain whether such a purchase would be possible.
 - iii. Following the meeting, EDDC's Lawyers, Eversheds, and Rachel Pocock have exchanged e-mails. In summary the following has been identified;
 1. St Modwen is opposed to the site sale without them directing and undertaking the development and receiving the development management fee to which they say they are entitled.
 2. St Modwen will discuss the position with DCC, but have also identified other procurement options such as a new OJEU procurement process or a contract whereby St M / St M & County has the right but not obligation to provide a completed development for the Council.
 3. St Modwen confirmed the requirement for a development management position.
 - iv. EDDC have arranged to meet with DCC on 12 September to discuss the procurement issues. An earlier meeting date would have been preferred, but has not been possible due to DCC Officers and Members being on Leave.
 - v. A letter has been received from DCC following up on the meeting in London with St Modwen. The contents are not particularly helpful, and advise that the simple sale of the site to EDDC is not possible, but that there are other procurement possibilities which may be mutually acceptable
- b. It is noted that if the OJEU procurement route is followed there will be a delay to the project. The current delay would be circa two months.
 - c. St Modwen understand that if an OJEU procurement route is followed there is a risk that in the event Skypark may not provide best value at that time,

and that another site could be the Council's preferred location for the new office.

- d. On the understanding the SWCF is the Council's preferred framework, draft enquiry documents are being prepared to enable the tender for the Clients Design Team to be issued.

6. Heathpark update

- a. Thomas Lister on 18 July received a revised offer from Terrace Hill (THH), effectively reducing the bid value. The developer cited the revised requirements of Asda. Namely a reduction of gross floor area from 37,000 ft² to 21, 215 ft² as their reason.
- b. It is also noted that in addition to the Food Retail Store, the revised scheme now includes a Pets at Home and Drive throu restaurant. Lister's analysed the revised offer and made several observations – including that the offer is not acceptable. Lister's have also contacted other potential retailers who have shown an interest in the site – and thereby potentially enabling Terrace Hill's offer to be increased.
- c. During a review meeting on 20 August it was advised that CIL was unlikely to be imposed by the time any planning application for the development was submitted. This effectively increased THH's. Further, a discussion with DC Highways on the same day, confirmed that the potential maximum contribution to the Turks Head junction could be circa £ 100 k, rather than the previously advised £ 500 k. Whilst agreement with THH that the balance should be additional value, the potential value of the offer could be increased accordingly.
- d. It is recognised that this figure is significantly lower than that advised to Cabinet and Council, and as a result will need to be resubmitted for approval and Members formal reconsideration.
- e. This delay also provides time to better understand with greater certainty the overall financial situation of both value and cost. As a result it is now likely that any request to Cabinet / Council to approve the sale of Heathpark for the revised figure will be delayed until the end of the Year. It is possible that Heathpark may potentially be considered as a location for the new office.

7. Knowle and Manstone Depot / ATC site

- a. All the initial surveys for have now been completed. The ecology report confirms that there are no bats at either the Manstone Depot or in the ATC Hut.

- b. To assist with the marketing aspect, an independent Planning Consultant, Ed Heynes, has been appointed to provide a Planning Statement and other associated deliverables as well as providing independent advice to EDDC as Landowner. He has had a pre app meeting with Ed Freeman
- c. Following Savills formal appointment, the Consultant has been;
 - i. preparing the marketing information, including collating the various technical, planning and legal information,
 - ii. drafting separate brochures for Knowle and Manstone / ATC site. Identifying issues and constraints,
 - iii. liaising with their PR Department in respect of a draft press release.
 - iv. Two photographers have been employed to take both ariel and ground level photos.
 - v. attended a meeting on 23 July to discuss the process associate with the selling of public open space and also liaise with the Planning Consultant following his pre app meeting with the LPA
 - vi. have agreed the red line boundary with EDDC
 - vii. are preparing a micro web site for interested parties to review relevant information.
 - viii. have recommended that due to issues associated with the ATC Site, that this site be offered as an optional extra rather than a requirement of any offer
- d. Savills have now submitted their draft press release, brochures and adverts for EDDC's consideration and comment. It is anticipated that, if satisfactory, these documents will be signed off during the Executive Board Meeting of 27 August so that marketing can commence on 1 September.
- e. Savills have confirmed that the Tender Return date is 22 October and that their Tender Report and Recommendation is anticipated to be issued on 21 November 2014.
- f. As mentioned during the last Officers Meeting, the process of transferring the parkland and gardens to STC needs to commence soon. It is anticipated that this will be led by EDDC Estates and Legal Departments, with assistance from the Relocation Manager as necessary.

8. Other Matters

- a. Following EDDC's appeal against the ICO decision that the Relocation Manager's Progress Reports 1 – 7 should be issued to the public in an unredacted form, there will be a Level 1 Tribunal at Exeter Magistrates Court on Thursday 28 August.

- b. There is a need for EDDC to confirm their exact desk and other requirements for the new office shortly, including any additional capacity for flexibility.
- c. Consideration also needs to be given to potentially value engineering the current cost basis. Key issues are;
 - i. the level of Consultant Fees (15%),
 - ii. level of contingency (20%),
 - iii. use of general current market rates rather than using BCIS Tender Indices,
 - iv. whether a 24 month Judicial Review period should be incorporated.

S J Pratten

22 August 2014

Encs.

Programme AL (-) dated 9 July 2014 – Summary versions

Risk Review Rev N dated 22 August 2014

(IDENTIFYING ALTERNATIVE PROCUREMENT OPTION 1)

ID	Task Name	Duration	Start	Finish	Predecessors	2012	2013	2014	2015	2016	2017	2018
1	EDDC OFFICE RELOCATION TO SKYPARK - BASED ON EDDC BUYING A SITE AT SKYPARK & DESIGNING / CONSTRUCTION THEIR OWN PURPOSE BUILT OFFICE	1189 days	Mon 10/06/13	Fri 09/03/18								
2												
3	ESTABLISHMENT OF THE PROJECT VIABILITY & APPRAISAL OF RELOCATION OPTIONS	181 days	Mon 10/06/13	Wed 26/02/14								
4	Preparation for Cabinet Meeting 17 July 2013	33 days	Mon 10/06/13	Wed 24/07/13								
5	Assessing selected Viable Options - Council Meeting 26 February 2014	147 days	Fri 26/07/13	Wed 26/02/14								
6												
17												
31												
32	POST VIABILITY PROVING GATEWAYS	1127 days	Thu 05/09/13	Fri 09/03/18								
33												
34	Resolution of Procurement issues associated with land, Developer, Design Teams and Contractors (Main Build and Fit Out)	81 days	Thu 20/02/14	Fri 27/06/14								
41												
42	GATEWAY DECISION NR 1 - Inter alia, Purchase site from St Modwen / DCC at Skypark	134 days	Thu 05/06/14	Wed 10/12/14								
43	Eversheds instructed to proceed with negotiations with St Modwen / DCC to purchase office site at Skypark	2 days	Thu 05/06/14	Fri 06/06/14								
44	Eversheds preparation for the negotiation, including liaison with EDDC and associated others	5 days	Mon 09/06/14	Fri 13/06/14 43								
45	Period of negotiation to ascertain whether purchase at a realistic price is possible	10 days	Mon 16/06/14	Fri 27/06/14 44								
46	Eversheds to report to EDDC on the outcome of their negotiations with St Modwen / DCC and to advise whether the alternative route of procuring a Developer will now need to proceed.	1 day	Fri 27/06/14	Fri 27/06/14 45FS-1 day								
47	If purchase is possible, period for further negotiations to agree a price for the land based upon a conditional sale	55 days	Mon 30/06/14	Fri 19/09/14 45								
48	Preparation of report recommending purchase of Skypark	15 days	Mon 22/09/14	Fri 10/10/14 47								
49	FLOAT	24 days	Mon 13/10/14	Thu 13/11/14 48								
50	EDDC Executive Project Board Review of Tender Recommendation and approval of Recommendation	10 days	Fri 14/11/14	Thu 27/11/14 49								
51	EDDC Approval of Gateway Decision Nr 1 Extraordinary Cabinet Meeting - Agreement to purchase Site OR Appointment of Developer, Appointment of EDDC Design Team (& Agreement to sell Knowle / Mantstone)	1 day	Wed 10/12/14	Wed 10/12/14 50FS+8 days								
52	EDDC Approval of Gateway Decision Nr 1 Extraordinary Council Meeting - Agreement to purchase Site OR Appointment of Developer, Appointment of EDDC Design Team (& Agreement to sell Knowle / Mantstone)	1 day	Wed 10/12/14	Wed 10/12/14 50FS+8 days								
53												

(IDENTIFYING ALTERNATIVE PROCUREMENT OPTION 1)

ID	Task Name	Duration	Start	Finish	Predecessors	2012	2013	2014	2015	2016	2017	2018
54	EDDC EMPLOYMENT OF THE DESIGN TEAM	175 days	Mon 02/06/14	Tue 10/02/15								
55	GATEWAY DECISION NR 1 - Inter alia, Procurement of EDDC's Design Team - Using SWCF or similar	175 days	Mon 02/06/14	Tue 10/02/15								
56	Liaison with EDDC Procurement Officer and SWCF	40 days	Mon 02/06/14	Fri 25/07/14								
57	SWCF Call Off procedure using the Further Competition Method - Expression of Interest	140 days	Mon 21/07/14	Tue 10/02/15								
58	Preparation of the Project Brief	10 days	Mon 21/07/14	Fri 01/08/14	57FS-5 days							
59	EDDC review of Project Brief, and incorporation of any comments	15 days	Mon 04/08/14	Fri 22/08/14	59							
60	Issue of Project Brief to SWCF Consultants	1 day	Tue 26/08/14	Tue 26/08/14	60							
61	Completion of self assessment exercise by SWCF Consultants	5 days	Tue 26/08/14	Mon 01/09/14	61FS-1 day							
62	FLOAT	5 days	Tue 02/09/14	Mon 08/09/14	62							
63	Review of self assessment exercise by EDDC, preparation of Report and recommendation of three Consultants for the Mini Competition	9 days	Tue 09/09/14	Fri 19/09/14	63							
64	Preparation of Mini Completion documentation	18 days	Wed 27/08/14	Fri 19/09/14	64							
65	Project Board Review of Preparation and report re the three Consultants and Mini Completion documentation	5 days	Mon 22/08/14	Fri 26/09/14	64,65							
66	EDDC Executive Project Board formal approval of Selected Consultants and approval of Mini Completion documentation	1 day	Fri 28/08/14	Fri 26/09/14	66FS-1 day							
67	Tender period	1 day	Mon 29/08/14	Mon 29/08/14	67							
68	Mid tender interviews - if required	14 days	Tue 30/08/14	Fri 17/10/14	68							
69	Tender evaluation	1 day	Thu 09/10/14	Thu 09/10/14	69FS-7 days							
70	Further Interviews (if required)	5 days	Fri 10/10/14	Thu 16/10/14	70							
71	FLOAT	10 days	Fri 17/10/14	Thu 30/10/14	71							
72	Final Tender evaluation and Tender Report	1 day	Mon 27/10/14	Mon 27/10/14	72FS-4 days							
73	EDDC Executive Project Board Review of Tender Recommendation and approval of Recommendation and Approval or Appointment of EDDC Design Team	10 days	Tue 28/10/14	Mon 10/11/14	73							
74	EDDC Approval of Gateway Decision Nr 1 Extraordinary Cabinet Meeting - Agreement to purchase Site OR Appointment of Developer, Appointment of EDDC Design Team (5)	4 days	Tue 11/11/14	Fri 14/11/14	74							
75	Agreement to self Knowledge / Manstone)	9 days	Mon 17/11/14	Thu 27/11/14	75							
76	EDDC Approval of Gateway Decision Nr 1 Extraordinary Council Meeting - Agreement to purchase Site OR Appointment of Developer, Appointment of EDDC Design Team (5)	1 day	Wed 10/12/14	Wed 10/12/14	76FS+8 days							
77	Agreement to self Knowledge / Manstone)	1 day	Wed 10/12/14	Wed 10/12/14	77							
78	Prefeered Consultant Team contacted and advised of success	1 day	Thu 11/12/14	Thu 11/12/14	78							
79	Unsuccessful bidders contacted and debrief provided	7 days	Thu 11/12/14	Fri 19/12/14	79							
80	Consultant Team Appointment prepared (issued and returned signed	31 days	Mon 22/12/14	Tue 10/02/15	80							
81	Consultant Team commences including mobilisation - subject to Consultancy Documents subsequently being signed	1 day	Mon 22/12/14	Mon 22/12/14	81							
82												
83												
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ID	Task Name	Duration	Start	Finish	Predecessors	2012	2013	2014	2015	2016	2017	2018					
						Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
65	PROVISION OF NEW OFFICE	605 days	Mon 22/12/14	Tue 30/05/17													
66	GATEWAY DECISION NR 2 - confirmation of extent of Scope and agreement to proceed to RIBA Stage D (detailed design and Planning Application)	50 days	Mon 22/12/14	Mon 09/03/15													
67	Design Team Mobilisation and Set Up	9 days	Mon 22/12/14	Fri 09/01/15 02FS-1 day													
68	Design Team updates Employers Requirements / Clients Brief	36 days	Mon 12/01/15	Mon 02/03/15 08													
69	Data Gathering	16 days	Mon 12/01/15	Mon 02/02/15 08													
70	Update / additional initial survey work	16 days	Mon 12/01/15	Mon 02/02/15 08													
71	Preparation to RIBA Stages C	30 days	Tue 20/01/15	Mon 02/03/15 91FS-10 days													
72	Develop Project Specification	30 days	Tue 20/01/15	Mon 02/03/15 91FS-10 days													
73	Stage C Cost Review	10 days	Tue 17/02/15	Mon 02/03/15 92FS-10 days													
74	Presentation of RIBA Stage C proposals, inc costs	1 day	Mon 02/03/15	Mon 02/03/15 92FS-1 day													
75	EDDC Executive Project Board Consideration of Stage C presentation	1 day	Mon 02/03/15	Mon 02/03/15 92FS-1 day													
76	EDDC Executive Project Board Approval and confirmation of extent of Scope and agreement to proceed to Stage D (detailed design and Planning Application)	5 days	Tue 03/03/15	Mon 09/03/15 96													
77	EDDC Executive Project Board Approval of Gateway Decision Nr 2	1 day	Mon 09/03/15	Mon 09/03/15 97FS-1 day													
78																	
79																	
80	GATEWAY DECISION NR 3 - Submission of Planning Application, Notice for Contractor Appointment and agreement to proceed to RIBA Stage E	49 days	Tue 03/03/15	Wed 13/05/15													
81	Design Team further updates Employers Requirements / Clients Brief	33 days	Tue 03/03/15	Mon 20/04/15 89													
82	Develop Design to Stage D	28 days	Tue 10/03/15	Mon 20/04/15 98													
83	Develop Project Specification	28 days	Tue 10/03/15	Mon 20/04/15 98													
84	Cost Plan - Stage D	28 days	Tue 10/03/15	Mon 20/04/15 98													
85	Final Review period internally by EDDC and externally	28 days	Tue 10/03/15	Mon 20/04/15 98													
86	Presentation of RIBA Stage D proposals, inc costs	10 days	Tue 07/04/15	Mon 20/04/15 102FS-10 days													
87	PM preparation of report to recommend progress to issue EU procurement Notice for the Contractor	1 day	Mon 20/04/15	Mon 20/04/15 105FS-1 day													
88	FL OAT	10 days	Tue 07/04/15	Mon 20/04/15 104FS-10 days													
89	EDDC Executive Project Board Consideration of Stage D presentation	10 days	Tue 21/04/15	Tue 05/05/15 102, 103, 107													
90	EDDC Executive Project Board Approval. Approval to proceed to submission of Planning Application and to issue Notice for Contractor procurement. Agreement to proceed to Stage E	1 day	Wed 06/05/15	Wed 06/05/15 106													
91	EDDC Executive Project Board Approval of Gateway Decision Nr 3	5 days	Thu 07/05/15	Wed 13/05/15 109													
92																	
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(IDENTIFYING ALTERNATIVE PROCUREMENT OPTION 1)

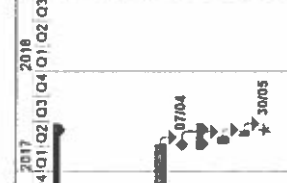
ID	Task Name	Duration	Start	Finish	Predecessors	2012	2013	2014	2015	2016	2017	2018	2019
124	GATEWAY DECISION NR 4 - Approval of design to RIBA Stage E and agreement to proceed to RIBA Stages F & G	99 days	Thu 14/05/15	Thu 01/10/15									
125	Develop Detail design to RIBA Stage E	30 days	Thu 14/05/15	Thu 25/06/15									
126	Design Team reviews as necessary and updates Employers Requirements	25 days	Thu 14/05/15	Thu 18/06/15	111								
127	Develop Detailed Design to RIBA Stage E	20 days	Thu 14/05/15	Thu 11/06/15	111								
128	Cost Plan - Stage E	20 days	Thu 14/05/15	Thu 14/05/15	110								
129	Final Review period internally by EDDC and externally	10 days	Fri 29/05/15	Thu 11/06/15	127FS-10 days								
130	Presentation of RIBA Stage E proposals, inc costs	1 day	Thu 11/06/15	Thu 11/06/15	129FS-1 day								
131	EDDC Executive Project Board Consideration of RIBA Stage E presentation	1 day	Thu 11/06/15	Thu 11/06/15	130FS-1 day								
132	EDDC Executive Project Board approval of RIBA Stage E, and consent to proceed to RIBA Stages F & G	10 days	Fri 12/06/15	Thu 25/06/15	131								
133	EDDC Executive Project Board Approval of Gateway Decision Nr 4	1 day	Thu 25/06/15	Thu 25/06/15	132FS-1 day								
134	Amendment of Design following Planning Determination	6 days	Thu 24/06/15	Thu 01/07/15	133								
135	Review comments advised during Planning Determination Period and amend design as necessary (It is assumed that this will be minimal following earlier pre app and post submissions discussion)	6 days	Thu 24/06/15	Thu 01/07/15	134								
136													

(IDENTIFYING ALTERNATIVE PROCUREMENT OPTION 1)

ID	Task Name	Duration	Start	Finish	Predecessors	2012	2013	2014	2015	2016	2017	2018
137	Contractor procurement and Pre Construction process.	216 days	Thu 14/05/15	Tue 22/03/16								
138	GATEWAY DECISION NR 5 - Agreement to appoint Contractor subject to final agreement of cost based upon final design details.	216 days	Thu 14/05/15	Tue 22/03/16								
139	Contractor procurement - Using EU restricted procurement procedure	182 days	Thu 14/05/15	Wed 03/02/16								
140	Preparation of Restricted Notice	10 days	Thu 14/05/15	Thu 28/05/15 111								
141	EDDC Executive Project Board consideration of Restricted Notice and PQO.	5 days	Thu 14/05/15	Thu 28/05/15 111								
142	Confirmation that Executive Board are content for publication	1 day	Thu 28/05/15	Thu 28/05/15 141,142								
143	Issue contract notice electronically.	22 days	Fri 05/06/15	Fri 05/06/15 143								
144	Period for receipt of expressions of interest, issue and receive completed PQOs (allowance 30 calendar days)	15 days	Mon 08/06/15	Tue 07/07/15 144								
145	Evaluation of submitted PQOs including provision of a report recommending tenderers to Member Executive Board	6 days	Wed 08/07/15	Tue 28/07/15 145								
146	Period pending planning comments that may affect tender - so that any details are issued as a tender amendment during the tender period	45 days	Thu 24/09/15	Thu 01/10/15 121								
147	Preparation of tender documentation	4 days	Wed 24/09/15	Tue 25/09/15 145FS-10 days								
148	EDDC Executive Project Board considers report and confirm agreement with tender list and tender documentation	1 day	Wed 26/09/15	Tue 01/10/15 148								
149	Issue tender.	23 days	Wed 02/09/15	Wed 02/09/15 149								
150	Tender period (allowance 35 calendar days)	2 days	Wed 02/09/15	Fri 02/10/15 149								
151	Mid tender interviews - if required	4 days	Mon 21/09/15	Tue 22/09/15 151FS-10 days								
152	Floor - May be needed in particular in respect of any abnormal Planning Conditions or requirement for Design Changes	10 days	Mon 09/10/15	Thu 06/10/15 151								
153	Tender evaluation	2 days	Fri 09/10/15	Thu 22/10/15 153								
154	Further interviews (if required)	19 days	Fri 23/10/15	Mon 26/10/15 154								
155	Final Tender evaluation and Tender Report	7 days	Tue 27/10/15	Wed 18/11/15 155								
156	EDDC Executive Project Board Review of Tender Recommendation and approval of Recommendation and Approval of Appointment of Contractor	1 day	Tue 10/11/15	Wed 18/11/15 156								
157	EDDC Executive Project Board Approval of Gateway Decision Nr 5	1 day	Wed 18/11/15	Wed 18/11/15 157FS-1 day								
158	EDDC Approval of Gateway Decision Nr 5 Cabinet - Appointment of Contractor. Exact date to be confirmed	1 day	Tue 01/12/15	Tue 01/12/15 157FS+8 days								
159	EDDC Approval of Gateway Decision Nr 5 Council - Appointment of Contractor. Exact date to be confirmed	1 day	Wed 20/01/16	Wed 20/01/16 157FS+38 days								
160	Preferred Contractor contacted and advised of success	8 days	Wed 02/12/15	Wed 02/12/15 159								
161	Sandstall period (10 calendar days)	31 days	Thu 03/12/15	Mon 14/12/15 161								
162	Contractors Appointment prepared issued and returned signed	1 day	Tue 15/12/15	Wed 03/02/16 162								
163	Contractor commences including mobilisation - subject to Contract Document subsequently being signed	65 days	Tue 15/12/15	Tue 22/03/16								
164	GATEWAY DECISION NR 6 - Approval of Final Design and associated Final Construction Costs. Agreement for the Contractor to proceed on site	6 days	Tue 15/12/15	Tue 22/12/15 164FS-1 day								
165	Relevant members of Design Team Novated to Contractor	16 days	Wed 23/12/15	Thu 21/01/16 167								
166	Contractors detailed review with Novated Design Team including consideration of buildability Includes minor alterations to design subject to EDDC agreement	16 days	Wed 23/12/15	Thu 21/01/16 167								
167	Review, amend and agree detailed Brief to RIBA Stages F & G	9 days	Thu 23/12/15	Wed 03/02/16 169,170								
168	Cost Plan - Stage F & G	10 days	Fri 22/01/16	Wed 17/02/16 171								
169	Final Review period internally by EDDC and externally	5 days	Thu 04/02/16	Wed 17/02/16 172FS-1 day								
170	Review of outline costs, negotiation and final agreement	1 day	Thu 18/02/16	Wed 24/02/16 173								
171	Presentation of RIBA Stages F & G proposals, and agreement of GMP and all associated wa	1 day	Wed 24/02/16	Wed 24/02/16 174FS-1 day								
172	EDDC Executive Project Board Approval	1 day	Wed 09/03/16	Tue 15/03/16								
173	EDDC Executive Project Board Approval of Gateway Decision Nr 6	1 day	Wed 09/03/16	Tue 15/03/16								
174	Note LPA consider Knowle and Menstone Depot Planning Applications	1 day	Wed 09/03/16	Tue 15/03/16								
175	EDDC Approval of Gateway Decision Nr 6 Cabinet - Approval of Final Design and associated Final Construction Costs, Agreement for the Contractor to proceed on site	1 day	Wed 09/03/16	Tue 15/03/16								
176	- Exact date to be confirmed	1 day	Wed 09/03/16	Tue 15/03/16								
177	EDDC Approval of Gateway Decision Nr 6 Council - Approval of Final Design and associated Final Construction Costs, Agreement for the Contractor to proceed on site.	1 day	Tue 22/03/16	Tue 22/03/16 175FS+18 days								
178	- Exact date to be confirmed	1 day	Tue 22/03/16	Tue 22/03/16								
179												

(IDENTIFYING ALTERNATIVE PROCUREMENT OPTION 1)

ID	Task Name	Duration	Start	Finish	Predecessors
180	Construction, Client Fit out and Occupation (Further details and particulars to be incorporated in due course)	295 days	Wed 23/03/16	Tue 30/05/17	
181	Contractor Mobilisation	9 days	Wed 23/03/16	Wed 06/04/16 178	
182	Commence of Works on Site	1 day	Thu 07/04/16	Thu 07/04/16 182	
183	Construction period - indicative - 12 months	253 days	Thu 07/04/16	Fri 07/04/17 183FS-1 day	
184	Building PCC issued (Completion and Handover)	1 day	Fri 07/04/17	Fri 07/04/17 184FS-1 day	
185	EDDC Finalisation	33 days	Mon 10/04/17	Tue 30/05/17	
186	Finalisation of Client Direct Fit Out / FF&E after Contractor has achieved PCC	17 days	Mon 10/04/17	Fri 05/05/17 185	
187	Phased decant from Knowle to New Office	15 days	Mon 08/05/17	Fri 26/05/17 187	
188	EDDC fully relocated to new Offices	1 day	Tue 30/05/17	Tue 30/05/17 188	
189					
190					



ID	Task Name	Duration	Start	Finish	Predecessors	2012	2013	2014	2015	2016	2017	2018	2019
191	EAST DEVON BUSINESS CENTRE	236 days	Mon 02/06/14	Mon 11/05/15									
192	Consideration of succession facilities for East Devon Business Centre	236 days	Mon 02/06/14	Mon 11/05/15									
193	Commission Carter Jones to investigate and prepare report regarding the requirement for starter office facilities in East Devon	66 days	Mon 02/06/14	Tue 02/09/14									
194	Carter Jones Report presented to Cabinet	1 day	Wed 03/09/14	Wed 03/09/14 194									
195	Carter Jones Report presented to Council	1 day	Wed 15/10/14	Wed 15/10/14 195FS+25 days									
196	EDDC Action going forward	138 days	Thu 16/10/14	Fr 08/05/15 196									
197	Six month Notice served on EDDC Tenants	101 days	Mon 05/12/14	Fr 08/05/15									
198	Vacant possession of EDDC required by Contract with Terrace Hill	1 day	Mon 11/05/15	Mon 11/05/15 198									
199	Possession is 6 months after Planning Approval or 11 May 2015 whichever is the later.	1 day	Mon 11/05/15	Mon 11/05/15 198									
200	Potential for EDDC to receive proportion or balance of monies from Heathpark based upon conditions being satisfied	1 day	Mon 11/05/15	Mon 11/05/15 199FS-1 day									
201													
202	NEW DEPOT TO REPLACE KNOWLE AND MANSTONE DEPOTS	342 days	Thu 11/12/14	Thu 28/04/16									
203													
204	New Depot to Replace Knowle and Manstone Depots	342 days	Thu 11/12/14	Thu 28/04/16									
205	Search for land, identification and preparation of report for Members Project Executive Board - NOTE COMMENCES POST JULY 2014 COUNCIL MEETING	22 days	Thu 11/12/14	Mon 19/01/15 78									
206	Members Project Executive Board consideration and approval of new site / facilities and agreement to purchase	5 days	Tue 20/01/15	Mon 26/01/15 205									
207	Land Purchase	25 days	Tue 27/01/15	Mon 02/03/15 206									
208	Search for Design Team, including tender, and preparation of tender report	39 days	Tue 27/01/15	Fr 20/03/15 206									
209	Members Project Executive Board consideration of prepared design team and agreement to place appointment	5 days	Mon 23/03/15	Fr 27/03/15 208									
210	Design Team appointed	1 day	Fr 27/03/15	Fr 27/03/15 208FS-1 day									
211	Design Team designs new Depot, including preparation of planning application	69 days	Mon 30/03/15	Wed 08/07/15 210									
212	EDDC Council consider planning application and approval for submission	5 days	Wed 10/06/15	Tue 16/06/15 210FS+48 days									
213	Planning Application submitted to LPA	1 day	Wed 17/06/15	Wed 17/06/15 212									
214	Planning Application considered and approval received	65 days	Thu 18/06/15	Thu 17/09/15 213									
215	Search for Contractor, including tender and preparation of tender report	1 day	Fri 18/06/15	Fr 18/06/15 214									
216	Members Project Executive Board consideration of Contractors tender report and agreement to place Contract	86 days	Thu 28/05/15	Fr 25/09/15 210FS+39 days									
217	Contractor appointed	5 days	Mon 28/05/15	Fr 02/10/15 216									
218	NEW Depot constructed (allow say six months)	1 day	Mon 05/10/15	Mon 05/10/15 217									
219	Existing Depots decanted from old premises to new	128 days	Tue 06/10/15	Tue 12/04/16 218									
220	New Depot achieves PCC	1 day	Tue 12/04/16	Tue 12/04/16 218FS-1 day									
221	Existing Depots decanted from old premises to new	10 days	Wed 13/04/16	Tue 26/04/16 220									
222	New Depot open for business	1 day	Wed 27/04/16	Wed 27/04/16 221									
223	Potential for EDDC to receive proportion or balance of monies from Knowle and Manstone Depots based upon conditions being satisfied	1 day	Thu 28/04/16	Thu 28/04/16 222									
224													
225													

(IDENTIFYING ALTERNATIVE PROCUREMENT OPTION 1)

ID	Task Name	Duration	Start	Finish	Predecessors
226	SALE OF EDDC LAND AND ASSOCIATED ASSETS	1127 days	Thu 05/09/13	Fri 09/03/18	
227	SALE OF LAND & ASSET - HEATHPARK	905 days	Thu 05/09/13	Tue 18/04/17	
228	EDDC Cabinet agreement to proceed with tender for Heathpark	119 days	Thu 05/09/13	Wed 26/02/14	
244	Realisation of monies from sale of Heathpark	786 days	Thu 27/02/14	Tue 18/04/17	
246	Successful Tenderer advised of EDDC agreement to conditional sale	1 day	Thu 27/02/14	Thu 27/02/14 243	
247	Exchange of Contracts process	102 days	Fri 28/02/14	Fri 25/07/14 246	
248	Successful Tenderer prepares Planning Application, inclusive of all studies surveys etc.	116 days	Mon 28/07/14	Wed 14/03/15 247	
249	Successful Tenderer submits Planning Application to LPA	1 day	Thu 15/01/15	Thu 15/01/15 248	
250	Planning Determination period	65 days	Fri 16/01/15	Mon 20/04/15 249	
251	EDDC Development Management Meeting	1 day	Tue 23/01/15	Tue 23/01/15 250	
252	Detailed Planning Award	1 day	Tue 23/01/15	Tue 23/01/15 251	
253	Potential for EDDC to receive proportion of monies from Heathpark based upon conditions being satisfied - i.e. Vacant possession	1 day	Mon 11/03/15	Mon 11/03/15 252	
254	Potential for JR being lodged with Court (only Court Consideration allowed)	64 days	Wed 22/04/15	Wed 22/07/15 252	
255	Potential for EDDC to receive balance of monies from Heathpark based upon conditions being satisfied if JR considered to be inappropriate	1 day	Wed 22/07/15	Wed 22/07/15 254FS-1 day,200	
256	Potential for JR being heard (24 months overall since planning determination)	499 days	Wed 22/04/15	Mon 17/04/17 252	
257	If JR hearing is success potential for EDDC receiving the balance monies for Heathpark based upon conditions being satisfied	1 day	Tue 18/04/17	Tue 18/04/17 256,200	
258					

ID	Task Name	Duration	Start	Finish	Predecessors	2012	2013	2014	2015	2016	2017	2018				
						Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3
259	CONFIRMATION OF KNOWLE AND MANSTONE LAND VALUES	1015 days	Tue 18/02/14	Fri 09/03/18												
260	Land Agent Consultancy Appointment	108 days	Tue 18/02/14	Wed 23/07/14												
261	GATEWAY DECISION NR 1 - Inter alia, Sale of Land & Asset - Knowle, Manstone & ATC site	935 days	Mon 16/08/14	Fri 09/03/18												
278	The Knowle - on the basis that the TVG Application has been refused by DCC	127 days	Mon 16/06/14	Wed 10/12/14												
279	Consultant preparation of outline information for sale and bid documentation	35 days	Mon 16/06/14	Fri 01/08/14												
280	EDDC Executive Project Board & AECOM PM Review and agreement for publication	5 days	Mon 04/08/14	Fri 08/08/14												
281	Savills actively commence marketing and bidding process, including direct mailing and boothing adverts	1 day	Mon 01/09/14	Mon 01/09/14												
282	Overall Bidding & Marketing period	40 days	Mon 01/09/14	Fri 24/10/14												
283	Review of received bids, request additional information, analysis and evaluate offers and host interviews	10 days	Mon 27/10/14	Fri 07/11/14												
284	Final Tender / Bid evaluation and Tender / Bid Report preparation	5 days	Mon 10/11/14	Fri 14/11/14												
285	FLCAT PERIOD	5 days	Mon 17/11/14	Fri 21/11/14												
286	EDDC Project Board Review of Tender Report and consideration of Recommendation.	5 days	Mon 24/11/14	Fri 28/11/14												
287	EDDC Approval of Gateway Decision Nr 1 Extraordinary Cabinet Meeting - Recommendation to sell Knowle	1 day	Wed 10/12/14	Wed 10/12/14												
288	EDDC Approval of Gateway Decision Nr 1 Extraordinary Council Meeting - Agreement of recommendation to sell Knowle	1 day	Wed 10/12/14	Wed 10/12/14												
289	Realisation of monies from sale of Knowle, Manstone & ATC Site	808 days	Thu 11/12/14	Fri 09/03/18												
290	Exchange of Contracts process	66 days	Thu 11/12/14	Fri 20/03/15												
291	Successful Tenderer prepares Planning Application, inclusive of all studies surveys etc.	175 days	Mon 23/03/15	Fri 27/11/15												
292	Successful Tenderer submits Planning Application to LPA	1 day	Mon 30/11/15	Mon 30/11/15												
293	Planning Determination period	65 days	Tue 01/12/15	Tue 08/03/16												
294	EDDC Development Management Meeting, say - date to be advised	1 day	Wed 09/03/16	Wed 09/03/16												
295	Detailed Planning Award - subject to confirmation on DMC date	1 day	Wed 09/03/16	Wed 09/03/16												
296	Potential for EDDC to receive monies from Knowle sale based upon conditions being satisfied	1 day	Thu 10/03/16	Thu 10/03/16												
297	Potential for EDDC to receive monies from Knowle sale based upon conditions being satisfied - NOTE KNOWLE WILL NOT BE VACATED BY THIS DATE, THOUGH THE DEPOSITS COULD BE VACATED	1 day	Thu 10/03/16	Thu 10/03/16												
298	Potential for JR being lodged with Court (only if Court Consideration allows)	65 days	Thu 10/03/16	Tue 14/06/16												
299	Potential for EDDC to receive monies from Knowle based upon conditions being satisfied if JR considered to be inappropriate	1 day	Tue 14/06/16	Tue 14/06/16												
300	Potential for JR being heard (24 months overall since planning determination)	500 days	Thu 10/03/16	Fri 09/03/18												
301	If JR hearing is successful potential for EDDC receiving monies for Knowle based upon conditions being satisfied	1 day	Fri 09/03/16	Fri 09/03/16												
302																