

## Project D – Summary of Revised Proposal

### Project Proposal

The proposed phases of work for Project D can be summarised as follows:

	<b>Summary</b>	<b>Funding Sources</b>
<b>Phase 1</b>	<ul style="list-style-type: none"> <li>• Washlands Visitor and Education Centre;</li> <li>• Andressey Passage enhancements;</li> <li>• Garden of Remembrance enhancements;</li> <li>• Landscaped Courtyard area;</li> <li>• Library external cladding and canopy;</li> <li>• Water Tower viewing platform and access;</li> <li>• Heritage Centre (Town House);</li> <li>• 22 First Homes for Keyworkers;</li> <li>• 8 Town Houses.</li> </ul>	<ul style="list-style-type: none"> <li>• Towns Fund allocation;</li> <li>• Commuted Sums for Affordable Housing;</li> <li>• Project capital income (as required).</li> </ul>
<b>Phase 2</b>	<ul style="list-style-type: none"> <li>• Indoor leisure facility;</li> <li>• Bass House (High Street use);</li> <li>• Bass House Food &amp; Drink (rear of);</li> <li>• Additional car parking enhancements;</li> <li>• Outdoor leisure facilities.</li> </ul>	<ul style="list-style-type: none"> <li>• Anticipated funding sources:               <ul style="list-style-type: none"> <li>- Levelling up Fund;</li> <li>- UK Shared Prosperity Fund;</li> <li>- Project capital income.</li> </ul> </li> </ul>

Each of the Phase 1 elements are further summarised below. All construction elements will be built to at least the [BREEAM Excellent](#) standard and a cost allowance has been made for this in the financial case of the project. At this level, the sustainability performance of each building will rank in the top 10% of new UK properties, representing ‘best practice’ examples of construction.

### **Washlands Visitor and Education Centre**

The new Visitor and Education centre would be located on the riverside side of the development adjacent the Water Tower, overlooking the enhanced central area of the Washlands. The outline proposal for this building is an ‘L’ shaped two floor structure comprising 1,100 sqm of floor space with a further circa 75 sqm 1<sup>st</sup> floor link to the Water Tower. The ground floor area underneath the Water Tower connection would be left open, enabling access and creating an attractive view from the central car park. As the ground floor of the Water Tower remains in use for utility provision, the only public access to the structure would be from the 1<sup>st</sup> floor of the Visitor and Education centre.

The Washlands Visitor and Education Centre would be constructed as part of the Towns Fund programme, but would be operated by a third party using an existing, appropriate model for this type of use. The Council has been in early discussions with possible providers, such as Staffordshire Wildlife Trust, who have expressed a strong interest in operating the facility. Following the approval of the project, this interest

would be contractually committed before the implementation of the project construction phase.

The Centre would provide a central hub for the Washlands, as a key tourist attraction for the town, whilst also celebrating the town's prominent location both as part of the Staffordshire Wildlife Trust area and the National Forest.

### **Andressey Passage and Garden of Remembrance Enhancements**

A fixed budget has been allocated to the making of enhancements in the Andressey Passage and Garden of Remembrance areas. This would involve collaboration with the Washlands Enhancement Project, the planning applicants for the Refinery building, and the users of St Modwen Church who have access requirements. The Council has been in contact with the Diocese of Lichfield about the principles of the proposed works, who are supportive of the suggestion to undertake improvements to the lighting, seating, paving, and tree management of the area.

This element of the project will focus on improving the area as a key gateway to the Washlands in terms of perceptions of safety and creating an enjoyable public realm, but it will also consider ways of encouraging dwell time in the Garden of Remembrance, supporting its use as a place of reflection. As such, consideration will be given to the creation of memorials or places of contemplation.

### **Landscaped Courtyard Area**

This element of the project can be divided into two categories; a new landscaped public square and a pedestrianised space overlooking the riverside.

The landscaped public square would be created in the area currently occupied by the Trent House building, but including some of the space around it. The primary purpose of this is to try and open the area up more and creating attractive, landscaped links between key elements of the site, such as: the connection between the car park and the Library/Washlands; and the connection between the future food and drink use at Bass House rear and the Water Tower/Visitor Centre.

Opportunities for including artwork or water features will also be explored, alongside the future function of the space for event activities, such as the Roundabout Theatre that was operated from Bargates in 2021.

The pedestrianised space would follow the principles of the public square and would create a pedestrian priority between the Library and the mini-roundabout at Meadowside Leisure Centre, creating opportunities for outdoor seating in front of the Visitor and Education Centre and future indoor leisure facility.

## **Library External Cladding and Canopy**

Enhancements to the library building will focus on improving the look of the external structure through cladding works in keeping with the design of the Washlands Visitor and Education Centre to create a similar style of building on the riverside.

This part of the project will also see the replacement of the canopy at the front of building, again to create something in keeping with the building design once the external works have completed.

An allowance is also included for the extension of the car park at the rear of the Library, which would be allocated to priority access spaces, such as disabled parking.

## **Water Tower Viewing Platform and Access**

As mentioned earlier, access to the Water Tower will now be from the 1<sup>st</sup> floor of the Washlands Visitor and Education Centre. The staircase/lift access to the rooftop will be internalised within the Water Tower and a new viewing platform will be created atop the building, with appropriate safety features such as a glass framed structure.

Discussions with the Council's Conservation Officer regarding this proposal have been positive, however as the building is Listed the works will require a specific consent and so are dependent on approval being granted.

## **Heritage Centre**

The Town House building fronting the High Street will be converted into a Heritage Centre, which will operate as a small scale museum celebrating the history of the town. The principle of this proposal has received support from the National Brewery Museum, who are currently in possession of archives that are becoming difficult to store that could be located in the new Heritage Centre. Similarly, the Council is in possession of items that could be appropriate for display at this facility.

Town House itself is a building of historic significance and this proposal would see the building opened up for public use and access.

## **22 First Homes for Keyworkers**

[First Homes](#) are a type of Affordable Housing whereby the properties are sold no greater than 70% Market Value to first time buyers who meet the general First Homes eligibility criteria, for properties that are valued at no more than £250,000 after the discount has been applied. The discount on the property is registered as a restriction with HM Land Registry to ensure that the discount is passed on to future purchasers of the property.

Local Authorities are able to apply local eligibility criteria and the Government encourages Councils to prioritise Keyworkers and to consider how best to evaluate an

applicant's connection to the local area. As such, it is proposed that the 22 units on this scheme are prioritised for Keyworkers. The definition of Keyworkers will be informed by the Government's definition, which will then be consulted upon with all Borough Council Members. The only explicit exclusion at this time would be that the properties cannot be purchased by an employee of East Staffordshire Borough Council.

## **8 Town Houses**

On the other side of Meadowside Drive, adjacent the first phase of the Bargates development, it is proposed that 8 Town Houses are constructed, replacing the approved residential units as part of the Bargates planning permission. These units would be built towards the end of the Towns Fund programme and would be sold on the open market.

**TOWN CENTRE LIVING**  
8 RESIDENTIAL UNITS AS PER APPROVED BARGATES PLANNING PERMISSION

**KEY WORKER HOMES**  
22 STARTER HOMES FOR KEY WORKERS

**TOWN HOUSE**  
EXISTING LISTED BUILDING PROTECTED AND CONVERTED TO HERITAGE CENTRE / COMMUNITY MUSEUM SPACE

**BASS HOUSE**  
EXPLORE OPPORTUNITIES FOR CONVERSION TO HOSPITALITY, RETAIL, FOOD AND DRINK, RESIDENTIAL OR OFFICE/ CONFERRING

**BASS HOUSE - CAFETERIA**  
CONVERSION TO FOOD AND DRINK VENUES FRONTING ON TO COURTYARD AND OUTDOOR EVENT SPACE

**CAR PARK**  
EXTENSION TO EXISTING LIBRARY CAR PARK FOR PRIORITY PARENT AND BABY / DISABLED SPACES

**LIBRARY**  
TRANSFORMATION / RECLADDING OF THE LIBRARY BUILDING EXTERIOR

**ENHANCEMENTS OF ANDRESSEY PASSAGE**

**ENHANCEMENTS TO GARDEN OF REMEMBRANCE**

**LANDSCAPED PEDESTRIAN ACCESS**  
ENHANCED FOOTWAYS AND CREATION OF AN ATTRACTIVE PEDESTRIAN GATEWAY TO THE SITE

**NEW CAR PARKING**  
APPROX 60 SPACES

**NEW CAR PARKING**  
APPROX 30 SPACES

**OUTDOOR LEISURE PROVISION**  
CRUYFF COURT, TENNIS COURTS OR SIMILAR PROVIDING COMPLEMENTARY FACILITIES ADJACENT TO MEADOWSIDE LEISURE CENTRE

**RETAINED BUILDING**  
EXTERIOR OF BUILDING IMPROVED AND SURROUNDING AREA LANDSCAPED WITH OPTIONAL ADDITIONAL CAR PARKING

**MEADOWSIDE CAR PARK**  
RETAINED PRIORITY PARKING PROVISION ADJACENT TO THE LEISURE CENTRE

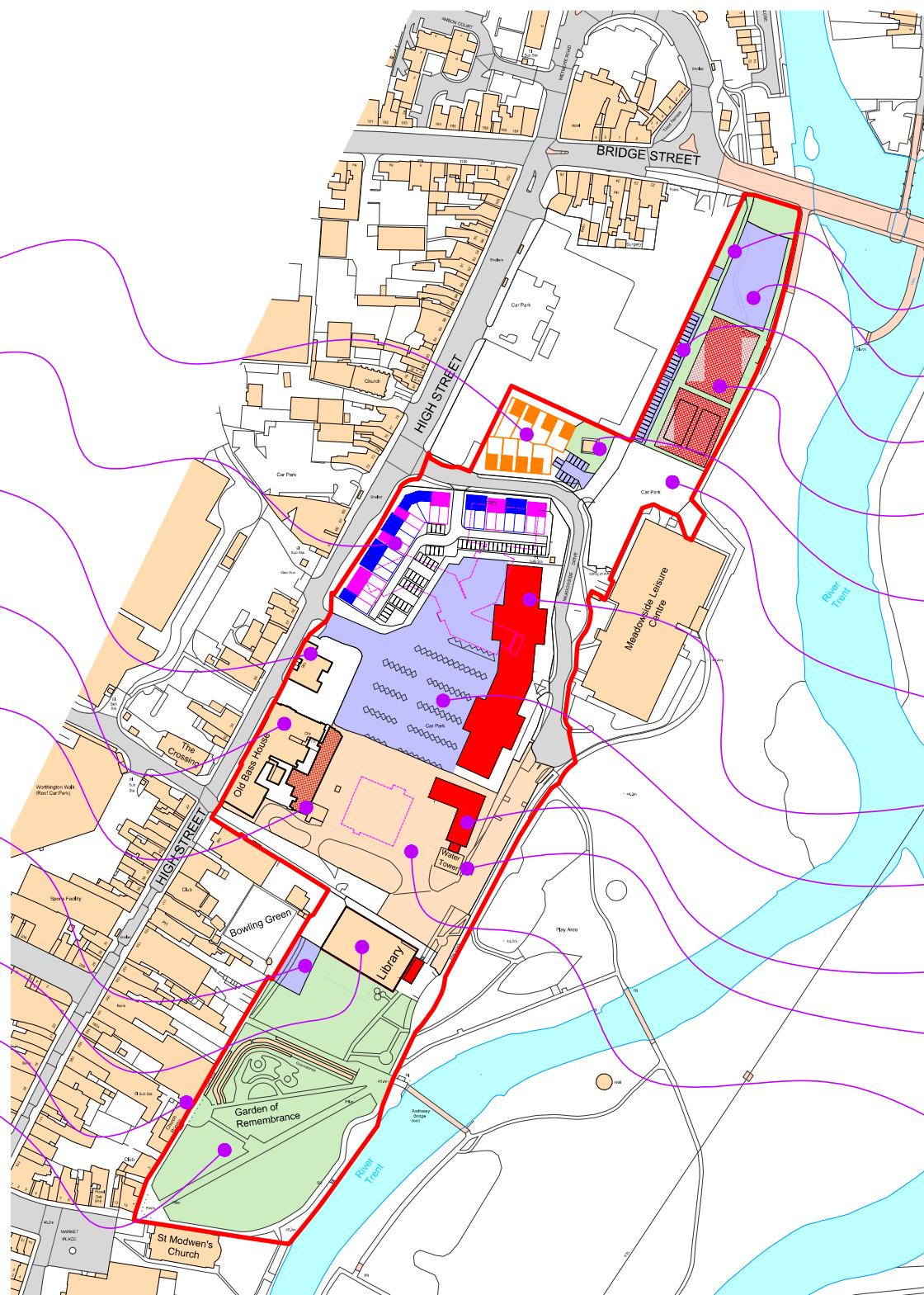
**INDOOR LEISURE BUILDING**  
A VERSATILE NEW INDOOR LEISURE FACILITY SUITABLE FOR A VARIETY OF POTENTIAL OPERATORS

**CAR PARK**  
CENTRAL PARKING WITH EASY ACCESS TO FACILITIES AND ATTRACTIONS

**WASHLANDS VISITOR CENTRE**  
1100m<sup>2</sup> NEW BUILD OVER TWO FLOORS WITH LINK TO FIRST FLOOR OF WATER TOWER

**WATER TOWER AND VIEWING PLATFORM**  
INTERNAL CONVERSION FROM 1ST FLOOR UPWARDS TO CREATE ACCESS TO NEW ROOF TOP VIEWING PLATFORM

**COURTYARD AND PEDESTRIAN BOULEVARD**  
MULTIFUNCTIONAL BREAKOUT SPACE FOR POP UP EVENTS AND ACTIVITIES LEADING TO PEDESTRIAN BOULEVARD OVERLOOKING THE RIVERSIDE



## Project D – Summary of Financial Implications

The project cost for the delivery of Phase 1 can be summarised as follows:

<b>Phase 1</b>	<b>Total Costs</b>
Site acquisition	£5,570,250
Planning and Statutory fees	£150,000
Construction costs	£11,715,095
BREEAM enhancements	£292,877
Contingency (12%)	£1,440,957
Professional Fees (11.6%)	£1,565,266
Disposal costs	£103,835
Profit costs	£458,041
<b>Total scheme costs</b>	<b>£21,296,321</b>

The detail for each of the Phase 1 cost elements is further summarised in the sections below, with a funding table at the end of the document.

### Acquisition costs

The project involves the purchase of the Molson Coors High Street Campus on the basis of the following calculation:

	<b>Property cost</b>	<b>Stamp Duty Land Tax (4.6%)</b>	<b>Fees (such as legal) (1.5%)</b>	<b>Total</b>
<b>Molson Coors</b>	£5,250,000	£241,500	£78,750	<b>£5,570,250</b>

A budget of **£5,570,250** has therefore been included in Phase 1 of the project, however this is subject to the agreement of terms with Molson Coors and completion of any contractual negotiations.

### Planning and Statutory costs

A budget estimate of **£150,000** has been identified for Planning and project preparation costs, including any other statutory costs such as extinguishing rights of way or title covenants, where appropriate and subject to the approach to achieving Planning Permission.

### Construction costs

The construction costs for each Phase 1 element for the project has been calculated as follows, based on specialist external advice:

<b>Development</b>	<b>Base Cost</b>	<b>BREEAM (2.5%)</b>	<b>Contingency (12%)</b>	<b>Fees (11.6%)</b>	<b>Total Cost</b>
Demolition and Site Clearance*	£391,895	£9,797	£48,203	£52,361	£502,257
Visitor and Education Centre	£3,460,000	£86,500	£425,580	£462,294	£4,434,374
Andressey Passage*	£25,000	£625	£3,075	£3,340	£32,040
Garden of Remembrance*	£50,000	£1,250	£6,150	£6,681	£64,081
Landscaped Courtyard and Pedestrian area	£1,183,000	£29,575	£145,509	£158,062	£1,516,146
Library External Cladding and Canopy	£890,000	£22,250	£109,470	£118,914	£1,140,634
Water Tower Viewing Platform and Access	£400,000	£10,000	£49,200	£53,444	£512,644
Heritage Centre (Town House)	£1,108,800	£27,720	£136,382	£148,148	£1,421,050
22 First Homes for Keyworkers	£2,670,400	£66,760	£328,459	£356,795	£3,422,414
8 Town Houses	£1,536,000	£38,400	£188,928	£205,227	£1,968,555
<b>Total</b>	<b>£11,715,095</b>	<b>£292,877</b>	<b>£1,440,957</b>	<b>£1,565,266</b>	<b>£15,014,195</b>

\* An allowance is made for BREEAM enhancements on Demolition, Andressey Passage, and the Garden of Remembrance. This budget will form part of the contingency allowance for these elements as these works are unlikely to be eligible for BREEAM Excellent enhancements.

The construction costs are based on the Royal Institute of Chartered Surveyors (RICS) Building Cost Information Service (BCIS) Average Price Index, which is an economic forecast that estimates the cost of construction tender prices over a five year period. The index estimates an inflation of 27% over the period covering Quarter 3 2021 to Quarter 3 2026.

As such, this model has initially used costs from Q3 2021 and uplifted these to Q4 2022 prices before then applying an average cost of inflation (as per the index) in order to inform the 'base cost' budget estimates in the table above.

### Marketing and Disposal costs

An allowance of **£103,835** has been made for marketing costs and sales fees, which is based on a percentage applied to the end values of each constructed element.

Anticipated costs have been factored into the project budget, however it is expected that where these costs are applicable in the future, for example when the Council looks to sell the built residential units, the marketing and sales costs associated with the asset disposal will be subtracted from the appropriate capital receipt rather than being a cost to the project. The inclusion of these costs at this stage represents a cautious approach to accounting for 'other costs' at the outset of the project.

### Profit costs

The 'profit costs' for the project have been calculated on the basis of 3% of the total construction cost, plus fees, contingencies and disposal costs. This has been reduced from earlier estimates on the basis that the Council looks to deliver the capital programme itself and so the costs represent project management fees as opposed to external developer profit.

On this basis, the figure is calculated to be **£458,041** and the budget will be used for any external technical project management, such as quality assurance.

### Project funding

The project was initially allocated £2,873,239 from the Towns Fund programme, however further funding has been made available following the withdrawal of Projects E and F. The expected available funds from Project E are as follows:

<b>Project E Reallocation</b>	
Project E Funding	£8,027,931
Project E abortive costs	-£250,000
Reallocation to Project G	-£750,000
<b>Total Reallocation for Project D</b>	<b>£7,027,931</b>



As such, the anticipated funding profile is as follows:

<b>Project Funding Profile</b>	
Towns Fund initial allocation	£2,873,239
Project E reallocation	£7,027,931
Project F reallocation	£5,824,902
Commuted Sums	£4,000,000
<b>Total Project Funding</b>	<b>£19,726,072</b>

In summary, the anticipated project cost is **£21,296,321** and available project funding is **£19,726,072**, leaving a funding gap of **£1,570,249**.

It is not proposed that the Council commits to meeting the funding gap upfront at the start of the project through an allocation of additional capital funding, as there are a number of ways in which this gap could be met during project implementation.

In order for the project to progress at this stage in a way that it is fully funded, it is proposed that the default funding profile assumes the following:

- \* That the construction of the 8 Town Houses, at a budget of £1,939,661, is initially confirmed to take place towards the end of the Towns Fund programme (completing in 2025/26);
- \* That the construction of the Town Houses does not commence until either:
  - o Additional other capital funding is committed to the project;
  - o Capital income from the project is allocated to the delivery of the Town Houses;
  - o An external provider is identified for the delivery of the Town Houses, removing the cost from the project.

It is expected that the income from the sale of the 22 First Homes would generate enough capital funds to meet this funding gap and so capital receipts could be allocated from that element to the delivery of the 8 Town Houses.

At this time, the funding gap will be identified as 'Project Investment' to represent the potential for capital receipts to be used to finance the project to the amount of £1,570,249:

<b>Project Funding Profile</b>	
Towns Fund initial allocation	£2,873,239
Project E reallocation	£7,027,931
Project F reallocation	£5,824,902
Commuted Sums	£4,000,000
Project Investment	£1,570,249
<b>Total Project Funding</b>	<b>£21,296,321</b>