

Mr S Hearse
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Tel : Bideford (01237) 428700

Date: 29 March 2024
Quorum: 18

FULL COUNCIL MEETING

On:	Monday 8 April 2024	At:	6.30 pm
Venue:	Caddsdwn Business Support Centre - Caddsdwn Bideford EX39 3BE		

The meeting will be able to watch through the Councils YouTube Channel
<https://tinyurl.com/TorrigeYouTube>

NOTICE OF MEETING

SUPPLEMENT PART I - (OPEN SESSION)

11.	Appledore Maritime Innovation Centre Update (Pages 3 - 8) To receive an update from the Chief Executive
	Meeting Organiser: Democratic Services



In parallel with the site work the project design team have been working on the various statutory consents required. The planning application for the development is being worked through and we anticipate that the officers report will be available for presentation at the July Plans Committee.

Independently from the planning application our Coastal Engineer has been liaising with various specialist marine consultants who have completed the further marine surveys required to obtain the consent required from the Marine Management Organisation. We expect this consent to be obtained within the next few months and ahead of the next phase of work on site.

Throughout this period the project and procurement team have been working on the selection and appointment of a main contractor for the works. Projects of this scale are usually managed by Tier One contractors (the largest National Contractor Firms in the Country) who then engage with the local supply chains in the delivery of the physical works on site. In determining the most appropriate form of procurement, we have utilised an existing framework for the selection and appointment of the Tier One contractor. This format is a tried and tested method of contractor selection that has been used to ensure that we achieve sufficient market interest in the project. Avoiding an open tender also ensured that we were able to fast-track the process. We were approached by interested framework providers who were keen to work with Torridge on this project, but on this occasion, we opted for the Southern Construction Framework as being an established framework that is administered by Devon County Council and Hampshire County Council.

Following the successful completion of the tender process through the framework a preferred contractor has been identified and officers are currently working through the remainder of the processes required to allow the award of a contract with the preferred supplier.

This is obviously a significant project for the authority, requiring input from several officers with support from external expert professional contractors with expertise to deliver the scheme. As the project moves from procurement through to the delivery phase, the format of



the team will change slightly as officers start to work more closely with the contractor team. The target delivery dates for the project are set out in the programme table below.

The project is funded through the Levelling Up programme, officers are therefore routinely meeting with representatives from the Department of Levelling Up Homes & Communities providing reports on the general progress against the key objectives of the project for Torridge and the wider region.

As part of the routine cost management and ongoing budget monitoring work, the team are acutely aware of the escalating costs and increasing programme pressures to achieve completion by the summer of 2026. To remain within both constraints, the team are currently working on value engineering and design compromises that will assist in remaining within the budget available for the project and within the timescales required.

A further review of the current scheme has identified opportunities for some more efficient use of the space that should save on the overall building footprint without significantly compromising on the operational space. The efficiencies identified are being worked through and will probably mean that savings can be achieved by not constructing the second-floor level of office space. This would also have the potential to reduce the overall height of the building and therefore improve the overall scale and massing of the development within the local residential setting. Whilst this does assist with the overall budget position, the changes would require changes to the planning submission that will take time to work through and take the planning application up to the July committee date.

PROJECT RISKS

Any commercial redevelopment project on an existing waterfront site will inevitably involve managing and mitigating these and the active approach to risk management will continue as new risks emerge. However, commercial contract risks remain that are directly related to the current construction economic climate. The ongoing war in Ukraine, energy costs and inflation in the UK are significantly impacting on the operating costs of all those involved in the construction sector. Officers are unable to remove this risk, but mitigation measures can be put in place to limit any financial exposure that might be involved.

PROGRAMME

The target dates for delivery of ACMIC are as follows:

ACTIVITY	TARGET DATE
Planning Application Submission	Winter 2023
Contractor Procurement Commenced	Winter 2023
Planning Committee	Summer 2024
Quay Wall Works Commence	Autumn 2024
Main Construction Works Commence	Winter 2024
Quay Wall Works Complete	Winter 2024
Main Construction Works Complete	Spring 2026



This programme remains very tight, but Members will be pleased to note that DLUHC have just recently approved the extension to their funding deadline to March 2026.

EXPENDITURE TO DATE

To date, the spend commitments for ACMIC relate largely to:

- Consultant fees for design
- Survey costs
- Demolition Works

A summary of spend to date together with financial commitments in relation to the project is set out below.

COMMITMENTS	SPEND	OUTSTANDING
£1,151,433.29	£693,797.41	£457,635.88

Further financial commitments will be made over coming months, as the Contracts for Construction Works are let.

NEXT STEPS

As we approach the delivery phase of the project, we anticipate securing Planning Consent and moving forward with the detailed design and implementation of the replacement quay wall works and the preparations for the mobilisation of the main building contract comprising the workshops and innovation spaces.

In parallel with the physical work in progress commercial negotiations will continue with the key stakeholders and businesses that are interested in taking up space within the facility.

3. IMPLICATIONS

Legal Implications

The legal team are supported by external construction contract specialists as appropriate.

Financial Implications

The project is largely being funded through the Levelling up Programme and the Project Manager is working closely with the Section 151 Officer in monitoring and reporting on the financial status of the project monthly.

Human Resources Implications

The project involves officers from across various departments within the authority. This is being supported by external specialists as appropriate.



Sustainability/Biodiversity Implications

The entire project has been developed in line with the environmental aspirations of the authority in utilising low carbon technologies and renewable energy to limit the operational cost in use of the completed facility.

Equality/Diversity

Council policy is being adopted where appropriate.

Risk Management

Projects of this nature have inherent risks that are monitored and managed monthly and more frequently if risks emerge that need immediate mitigation to avoid impacting on the overall project outcomes. A full risk register is maintained and shared with DLUHC on a regular basis.

Compliance with Policies and Strategies

Strategic Plan 2024 – 2029

Data Protection (GDPR) Implications

None anticipated at this stage.

Climate Change

The scheme design has been developed in line with the Council objective that climate change and biodiversity is at the heart of governance and process.

Ward Member and Lead Member Views

Date of Consultation – March 2024.

Leader Councillor K. James, & Deputy Leader Councillor Hodson have been kept informed.

The Leader welcomes the report, acknowledges the hard work that has been put in thus far and looks forward to progressing the project to completion within the extended deadline now available.

4. CONCLUSIONS

This report is presented for information only. The purpose of this report has been to update Members on the work completed to date with the Appledore Clean Maritime Innovation project, the work in progress and the next steps.

5. RECOMMENDATIONS

That Members note the progress to date, the revised deadline now confirmed by DLUHC and that Officers keep Members informed as the project progresses to the next stage.



