

Forest Mills

Commercial Feasibility Study

1.Introduction/Background

Nottingham Regeneration Limited, working with Nottingham City Council, wish to commission a study to identify the most commercially viable development option and possible delivery mechanism for a collection of buildings known as Forest Mills on Alfreton Road.

Plan showing the extent of the above site is included as Appendix A.

2.Purpose of Study

The purpose of the study and the required outcome will include a detailed assessment of the potential redevelopment option for the site, having regard to:

- commercial viability,
- deliverability,
- catalytic regeneration impact,
- site constraints (contamination, etc)
- site/area designations (conservation areas, etc)
- planning policies,
- appropriate land use,
- design principles

The Study will be used by the Council to inform its consideration of the option for the site in the context of the wider regeneration proposals for the area. Forest Mills is identified in both the emerging East/Central Strategic Regeneration Framework and draft Radford Neighbourhood Plan as a priority site. The Council's interest is two fold, firstly, as local planning authority and promoter of social and economic regeneration in this area, and secondly, as a tool to potentially inform further work, which could act as the basis of a future planning and/or funding applications and ultimately the redevelopment of the site.

3. Requirements of the Study

1. Taking into account associated local regeneration projects/development proposals, consider the redevelopment options for this site which would contribute to the regeneration objectives and assisting in preferable land use options.
2. Development Options should be supported by appropriate research (of the local market), costings and evidence which underpins the proposals and demonstrates potential viability.
3. It is anticipated that liaison with a number of Council officers will be required, including Property, Planning, Urban Design, Neighbourhood Regeneration and Highways. (The appropriate contacts will be provided to the appointed consultant).
4. An assessment of options resulting in a recommended potential approach to progressing a viable redevelopment option.

5. In view of the sites location the consultant should include (through their chosen architect) a potential indicative design, indicating massing, scale and connections into existing development.
6. The study must include a recommended delivery strategy, which should take into account land interests and opportunities for working with the site's leasehold/freehold owners in the context of potentially larger redevelopment opportunity for the area. Depending on the identified potential land use of the site, the availability of grant funding or other funding sources or mechanisms, and the potential scale of subsidy required.
7. Recommendations for further work or the steps necessary to progress the recommended development option.
8. **We do not wish the owner of the Forest Mills site (Maryland Securities Limited) nor their agent (John Taylor) to be contacted during the course of the study.**

4. Development Considerations

In undertaking this commission the successful team must pay attention to and reference the way in which any proposals may contribute towards;

- Reflecting the wider regional, sub regional and local regeneration agenda and programmes for the area and Nottingham City.
- Fulfilling local community needs and reflecting local aspirations, whilst also ensuring that the proposals are commercially acceptable and realistic.
- Advancing any existing Site Specific Plans/Local Neighbourhood Plans/Strategic Regeneration Frameworks, etc.

5. Relevant Documents

The following documents provide a useful source of information:

- Nottingham Local Plan (2005);
<http://www.nottinghamcity.gov.uk/index.aspx?articleid=650>
- Greater Nottingham Aligned Core Strategies, Option for Consultation, February 2010;
- East Central draft Strategic Regeneration Framework (2009);
- Draft Radford Neighbourhood Plan (2010);
- A report prepared in 2010 outlining the estimated costs of demolition inc. asbestos remediation and removal will also be issued to the selected consultant team;
- A confidential report prepared for NCC (Nottingham City Council) by NRL (Nottingham Regeneration Limited) in 2009: Forest Mills; and
- ***“An assessment of the potential for development” will be issued to the selected consultant team.***

6. Outputs

The Feasibility Study will be produced initially in draft form, for consideration by NRL and Nottingham City Council officers. A final study report will be provided, including plans of the potential option(s) for the site.

Four bound copies of each report and any indicative drawings produced will be required, plus one electronic copy.

7. Meetings

It is anticipated that a minimum of 2 meetings will be required with the client team, in addition to any other requirement for meetings with Council officers and stakeholders. **No public consultation nor any discussion with the land owner is required as a part of the study.**

8. Tendering Requirements for the Options and Feasibility Study

General Requirements

A multi-disciplinary approach will be required to produce the study and the successful consultant will be expected to include other specialists where skills are not available in house. However, Nottingham Regeneration Limited will require a single point of contact and a single point of responsibility for the production of this work.

The study will raise many varied and inter related issues, which may require a range of professional skills, including knowledge and experience of:

- Developer expertise
- Commercial Assessment and Appraisal
- Public grant and subsidy funding
- Cost consultancy
- Architectural Design
- Urban Design
- Planning

Timescale for Work

It is anticipated that the successful team will be appointed by 24th February 2010. The study must be completed by 19th March 2010. A timetable for completing this work should be submitted as part of the tender.

Tenders

- a) Tenders must be fully compliant and no variations will be accepted.
- b) Nottingham Regeneration Limited will not be liable for any costs incurred in the preparation of tenders and will not be bound to accept the lowest or any tender.
- c) The copyright of any drawings, reports or any other information resulting from the Team's compliance with the brief and subsequent appointment shall rest with Nottingham Regeneration Limited and Nottingham City Council.
- d) Tenders should be submitted no later than **2pm 22nd February 2010** in a sealed envelope marked "**Confidential Tender Forest Mills Feasibility Study**", for the **attention of Mike Taylor, Nottingham Regeneration Limited, Shire Hall, High Pavement, Nottingham, NG1 1HN**. We require **2 bound copies** of the submission, plus a disc containing the submission documents. Faxed or emailed submissions will not be accepted.

9. Technical Requirements

Tenderers should work to a maximum guide price of £4,000, **including expenses and all disbursements** but excluding VAT.

In order to assess competitiveness, consultants will be required to submit a fee proposal in respect of the work detailed in the brief, and should provide the following information:

- a) The approach to be taken to meet the requirements of the brief and the nature of the report which will be produced. Consultants are not required to produce any indicative sketch schemes at tender stage;
- b) Outline of particular knowledge and experience of the design, delivery and development expertise;
- c) Details of the resources your firm will be using to produce this report, i.e. partners, associates, etc. including a resources schedule detailing the time allocated to each person involved in the project;
- d) The name of the partner/director who will be responsible for the project;
- e) A more detailed overview of relevant previous experience of the firms involved and those individuals who will undertake the work;
- f) CVs of the team members;
- g) Confirmation of the services that your firm can provide from its in house resources and details of specialist consultants who will form part of your team;
- h) A detailed budget breakdown of all elements necessary to meet the requirements of the brief;
- i) Details of your firm's equal opportunity and environmental policies operated;
- j) Details of your firm's commitment to quality management and whether or not your are ISO 9001 accredited;
- k) Details of professional indemnity insurance for all companies included within your bid.

10. Selection Criteria

In addition to the technical requirements, the client when selecting the team will consider the following criteria:

- a) The quality, skills, credibility and related/relevant experience of individuals proposed to be employed to carry out the work.
- b) Understanding of the issues relating to deliverability, and expertise in development appraisal.
- c) Value for money, completeness of resource schedule and breakdown.

- d) The overall acceptability of the approach and methodology.
- e) Demonstrable understanding of the relationship of the Brief to the strategies and broader aspirations of the client.
- f) Confidence in the ability of the consultant to meet the timetable for carrying out the work.

References

Consultants should provide details of two references of clients for whom they have undertaken similar commissions. Nottingham Regeneration Limited may contact referees prior to making any appointment.

11. Ownership of Outputs

Copyright for all new research, reports and any other outputs, produced as a result of the completion of this options and feasibility study, will rest with Nottingham Regeneration Limited once the project is finished.

12. Contract

The appointment will be made by Nottingham Regeneration Limited.

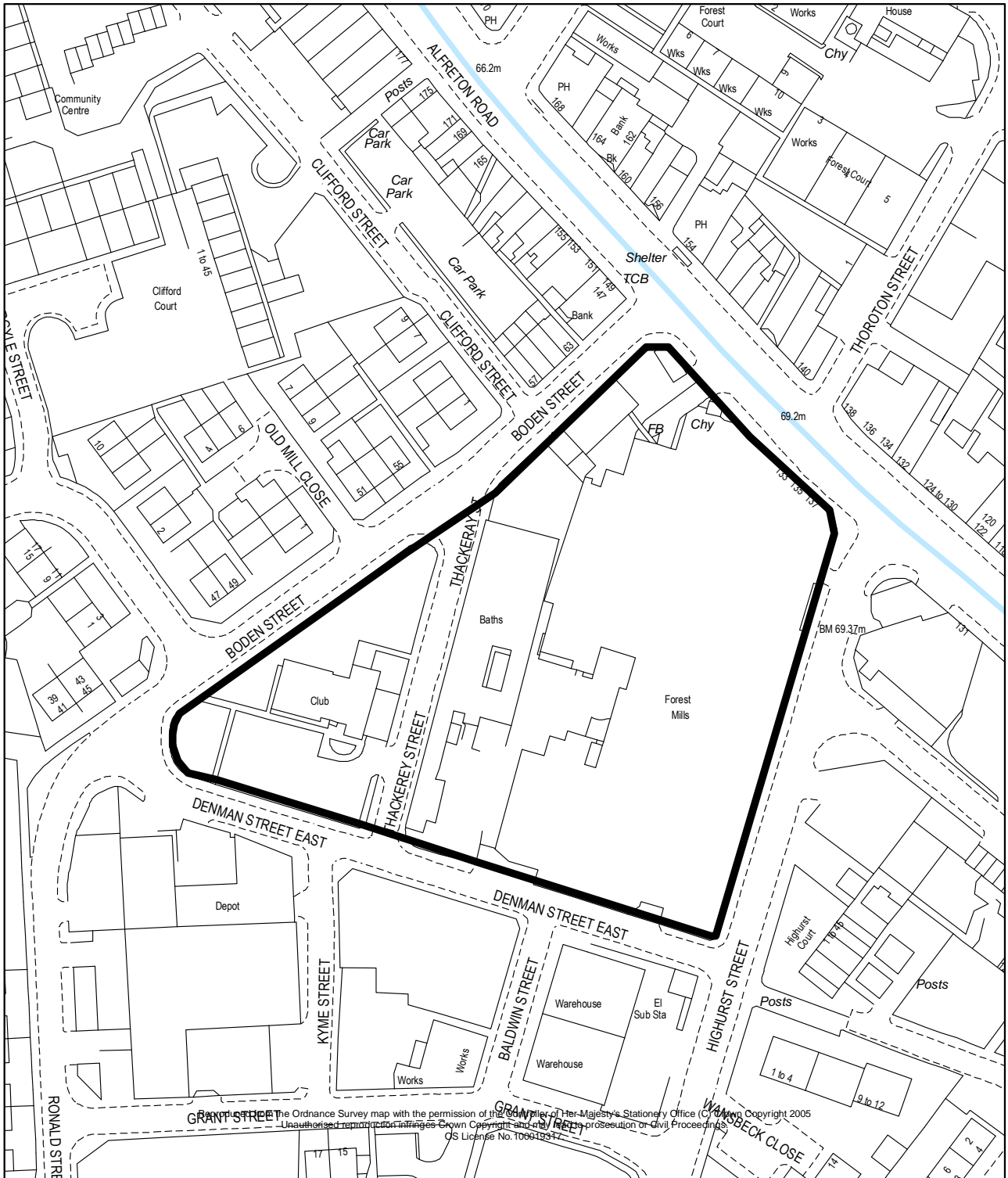
13. Payment of Fees

Payment of fees, including expenses and disbursements, may be staged and a schedule of payment intervals will be agreed with the appointed consultants. Fees will be paid on satisfactory completion of agreed work stages.

Contact Details

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Appendix A Forest Mills Plan



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Title: Forest Mill.		
Key	Map produced for: Development Control Committee	<div style="text-align: right;"> <p style="font-size: small;">City of</p> <p style="font-size: large; font-weight: bold; background-color: black; color: white; padding: 2px 5px;">NOTTINGHAM</p> <p style="font-weight: bold;">City Development</p> </div>
6.	Map produced by: Planning Applications & Advice Section	<p style="font-size: small; text-align: center;">Scale in Metres 0 5 10 20 30 40</p>

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