

# WEST DUNBARTONSHIRE COUNCIL

## Report by Executive Director of Housing, Environmental and Economic Development

Tendering Committee: 20 April 2010

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**Subject: Alexandria Masterplan: Tender for Appointment of Property Advisor**

### **1. Purpose**

- 1.1** This report seeks Committee approval to initiate a tender process to appoint a property advisor at an appropriate stage, to assist the Council with the marketing and development of key sites within Alexandria town centre.

### **2. Background**

- 2.1** The Council recently received expressions of interest in the Masterplan proposals for Mitchell Way in Alexandria town centre. A marketing brief is currently being prepared as a means by which the Council can select a preferred developer/development partner for taking forward the redevelopment of the area. This process was outlined in a previous report to Housing, Environment and Economic Development Committee of 3 March 2010 when Members agreed to note that a report on the outcomes of the site marketing activity would be brought to a future meeting of the Committee for consideration.

### **3. Main Issues**

- 3.1** The marketing brief has been the subject of a Members Briefing, an Information Day for the public on 31<sup>st</sup> March and a meeting of the Alexandria Regeneration Forum on 19 April.

- 3.2** The redevelopment of such a significant site requires external expertise to assist Council officials in this process. It is expected that the following services would be sought at an appropriate stage and subject to further discussions with Estates;

- input to the marketing brief;
- advice on agreement structures;
- information on the current Scottish-wide perspective/advice on town centres and successful similar developments;
- close links with relevant organisations;
- assistance with site marketing and liaison with interested parties;
- assistance with the sifting and evaluation processes;
- involvement in selection of preferred bidder; and
- involvement in concluding the deal.

#### **4. Personnel Issues**

- 4.1 The contract is of a specialist nature, and therefore, there are no personnel issues.

#### **5. Financial Implications**

- 5.1 The provision of these services can be funded from the Alexandria Heart of the Vale capital budget slippage from 2009/2010, of which approximately £40,000 is available.

#### **6. Risk Analysis**

- 6.1 Failure to address the redevelopment of the Mitchell Way area will contribute to the continuing decline of the town centre. The marketing of such a significant site requires specialist advice to ensure that the Council receives a maximum return for the public benefit.

#### **7. Equalities Impact**

- 7.1 None.

#### **8. Conclusions & Officers' Recommendations**

- 8.1 The Committee is invited to approve the initiation of a tendering exercise to appoint a property advisor.

**Elaine Melrose**

**Executive Director of Housing, Environmental and Economic Development**

**Date: 7 April 2010**

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<b>Person to Contact:</b>	Jamie McCracken, Forward Planning and Regeneration, Garshake Road, 01389 737215, jamie.mccracken@west-dunbarton.gov.uk
<b>Appendices:</b>	None
<b>Background Papers:</b>	Report to Housing, Environment and Economic Development Committee, 3 March 2010, entitled, "Alexandria Masterplan: Mitchell Way Marketing Brief."
<b>Wards Affected:</b>	2