**APPENDIX A**

**SPECIFICATION**

**REQUIREMENT**

The appointed consultant will be expected to:

1. Assess the various development options listed in Development and Disposal Strategy Options 1 – 4a below, along with any other options not listed but which you may consider worth consideration, and set out the likely implications of each option against the following criteria:

* Financial
* Risks to the Council
* Time

1. Work with Shepway District Council’s procurement team in order to undertake an assessment of the procurement implications and options for each of the development and disposal strategy proposals. This to include consideration of :-

* The commissioning of a design and build contract through Shepway District Council’s agreed procurement processes.
* The potential use of a public sector procurement framework such as SCAPE, Southern Construction Framework and the Homes and Communities Agency framework.
* The implications of European Union ‘OJEU’ procurement rules and State Aid Rules.

1. Prepare and implement marketing documentation for the development and/or disposal of the site and/or housing and employment units, as determined by the agreed development and disposal strategy.

Please quote for each section above, setting out a methodology and price for each individually (*response to methodology and price to be provided in the response document*)

Please note that we do not require the construction and management of the Commercial units to be part of this commission.

**Development and Disposal Strategy**

An assessment is required of the development and disposal strategy options available to Shepway District Council, as owner of the Biggins Wood site. This should include an assessment of both a contractor led and a developer led approach as described below. A series of options are also set out below and the appointed consultant will be required to assess the advantages and disadvantages of each of these option and advise on any alternative options that the Council should be considering. The options assessment will include a risk assessment and the recommendation of a preferred option.

*Contractor led. The Council appoints a contractor to construct the new private and affordable housing and put in the services and infrastructure for the employment land*

*Developer led. The Council enters into an agreement with a developer whereby the developer constructs the scheme and the Council guarantees the affordable housing and employment land. This could either be handed back to the Council post development with the receipt deducted from the land value or the Council agrees a buy back option .*

**Option 1 – Single Phase Contractor Led**

Procure a contractor to deliver the remediation works and construct the new private and affordable housing and put in the services and infrastructure for the employment land

**Option 2 – Two Phase Contractor Led (first stage remediation works)**

Stage 1 - Procure a contractor to deliver remediation works.

Stage 2 – Procure a contractor to construct the new private and affordable housing and put in the services and infrastructure for the employment land

**Option 2a – Two Phase Contractor Led (first stage remediation works and site servicing)**

Stage 1 - Procure a contractor to deliver remediation works and provide a serviced housing and employment site.

Stage 2 – Procure contractor to construct the new private and affordable housing.

**Option 3 – Single Phase Developer Led**

The Council enters into an agreement with a developer whereby the developer constructs the scheme and the Council guarantees the affordable housing and employment land. The affordable housing and the employment land is either handed back to the Council post development, with the receipt deducted from the land value, or the Council agrees a buy back option.

This option includes the implementation of remediation works by the developer.

**Option 4 – Two Phase Hybrid (first stage remediation)**

Stage 1 - Procure a contractor to deliver remediation works.

Stage 2 - The Council enters into an agreement with a developer whereby the developer constructs the scheme, on a previously decontaminated site, and the Council guarantees the affordable housing and employment land. The affordable housing and employment land is either handed back to the Council post development, with the receipt deducted from the land value, or the Council agrees a buy back option.

**Option 4a – Two Phase Hybrid (first stage remediation works and site servicing)**

Stage 1 - Procure a contractor to deliver remediation works and provide a serviced housing and employment site.

Stage 2 - The Council enters into an agreement with a developer whereby the developer constructs the housing scheme and serviced employment land, on a previously decontaminated and serviced site, and the Council guarantees the affordable housing and employment land. The affordable housing is either handed back to the Council post development, with the receipt deducted from the land value, or the Council agrees a buy back option.