

SIMPLIFIED PROPOSAL OVERVIEW

Trinity West – Trinity One LLP

9th November 2021

Event	Timeline
Assume Planning Committee ‘approval’ on 18th November	s.106 already in advanced form Sign within 4 weeks (pre-end 2021)
- s.106 signing triggers Lidl contract Dec 2021 allowing the Developer to place agreed Enabling Works contract at a combined cost of £1.65m First £100k of s.106 contributions added to Enabling Works (incl above) contract to be spent on: a) the establishing of a secure site compound around the whole of the Heritage Buildings b) installing ventilation measures to the Heritage Buildings (including basements) to prevent dry rot outbreaks c) the repairing or boarding up (with through ventilation) of all windows so as to prevent access (including by birds) d) works to clear the downpipes and gutters of Building 1 of debris and vegetation - The certainty of a planning consent allows formal marketing of uncommitted phases to commence, to coincide with start of on-site works	- Subject to contractor mobilisation Start on site Jan/Feb 2022 Six-month programme confirmed Summer 2022 Jan 2022
Enabling Works contract also includes: - Securing of whole site with contractor’s hoarding / security – will bring an end to antisocial behaviour - Demolition, asbestos removal + clearance of all formal college buildings Demolition & removal of former nurses’ accommodation and additional poor quality to north of site - Creation of Development Platform for new Lidl store to commence All previous concerns councillors cited re Lidl store at committee have been addressed and resolved. - Immediate commencement of marketing for phases 2 (new build residential) + 3 (listed building phase)	Jan / Feb2022 - Lidl start store construction summer 2022 Jan 2022
On completion of Enabling Works contract: Balance of site presented as a cleared and secured regeneration site with Agency boards advertising availability of any remaining phases	Summer 2022

Development platform for Lidl store complete + construction of new store commences	Summer 2022 – End 2022
- Sale of Phase II Residential to 3rd party Developer expected within 6 months - Subsequent detailed Planning Application / Reserved Matters anticipated	Target Summer 2022 /Q3 for legals Pre End 2022
Invite interest and further dialogue in listed buildings and pursue past interest from NHS for drop-in centre / office use and for retirement living scheme to Phase II.	Jan 2022 – Summer 2022
Brownfield Housing Fund (BHF) Grant Aid (£500k) application submitted to WYCA. Determination anticipated Q1/Q2 2022	Summer 2022
Stage 2 Urgent Repair Works The landowner will legally commit to additional £300k spend (2nd tranche s.106) on further urgent repair works detailed below: Stage 2 the second stage of urgent works necessary to arrest the deterioration in the fabric of the Heritage Buildings which shall comprise (unless otherwise agreed in writing between the Owner and the Council): a) works to make the roof of Building 1, Building 2 and Building 3 weathertight and waterproof through temporary repairs to vulnerable areas including parapet gutter and over hips and ridges. b) works to Clear downpipes and gutters of Building 2 and Building 3 of debris and vegetation. The Owner shall procure that the Stage 2 Urgent Repair Works are completed in accordance with the approved Stage 2 Urgent Repair Works Scheme not later than the date being eighteen (18) calendar months following the date of the Planning Permission. N.B. Overage provision agreed in s.106 to pay top up of c.£400k of additional s.106 monies should developer profit exceed 15% on cost.	Summer 2023
We seek to work closely with KMBC to explore all possible avenues to bring back the retained listed buildings into a beneficial use the town can be proud of, asap. The first important and essential step on this journey is committing to the necessary spend and site works to present the site as a Regeneration + Investment opportunity where something is happening on site, and where planning consent exists.	