

Briefing Note



Ref. bfn.MP.07920024
Date: 29 September 2015
Subject: Phoenix Mills

Indigo Planning Limited

Lowry House
17 Marble Street
Manchester
M2 3AW
T 0161 836 6910
F 0161 836 6911
info@indigoplanning.com
indigoplanning.com

Relocation Strategy

This Framework Relocation Strategy has been prepared following detailed discussions with officers at Oldham Council associated with the proposed redevelopment of the Phoenix Mills Industrial Estate on Cheetham Street, Failsworth.

Tenants will be entitled to statutory compensation through the Landlord and Tenants Act 1954.

This Framework Relocation Strategy provides an updated framework for the relocation of the existing tenants at the estate following the amendments to the agreed Heads of Terms and S106 Agreement, associated with the outline planning application. The Framework sets indicative timeframes and actions associated with future relocation.

Timescales for Development

At this time, it is difficult to provide specific detailed timeframes for the relocation of the tenants from the site as the outline planning application is yet to be determined. Permission was granted on 12 March 2014 however following further negotiation requirements the application is to be considered at planning committee in October.

Working on the basis that the application is approved at the committee meeting on 14 October 2015 the following stages will then need to be progressed, prior to development. Indicative timeframes are set out in brackets against each task:

Stage 1 (3-4 months)

- Finalisation and completion of the S106 Agreement and issue of the formal decision notice (1-2 months); and
- Expiration of Judicial Review period (6 weeks).

Stage 2 (6-12 months)

- Marketing of site for residential development; and
- Negotiation and agreement of land sale.

Stage 3 (10 – 11 months)

- Preparation of a detailed scheme by consultant team (2-3 months);
- Preparation of reserved matters application (2-3 months);
- Submission and determination of reserved matters application (3 months);
and
- Expiration of Judicial Review period (6 weeks).

Stage 4 (4 months)

- Preparation and submission of application to discharge pre-commencement conditions (2 months); and
- Determination of application to discharge pre-commencement conditions (2 months);

Stage 4

- Preparation of construction team and commencement on site.

Stage 5

- Relocation of tenants.

The above indicative timeframes show that development would be unlikely to commence on site until around 23 months from the grant of planning consent at the earliest and this is still dependent on a quick sale of the site to a developer. As such, an indicative start date would be October 2017 if the above timescales are met.

Furthermore, this timeframe provides a 'best case scenario' of all the above stages being undertaken in shortest time possible. As such, the timescales could be pushed back further providing tenants with a longer time period before relocation. Therefore, there will be ample time for liaison and working with tenants to find and move to a suitable alternative premise.

During these stages, regular updates will be provided regarding the timescales to inform tenants of the progress of the development. The first update will be provided following the approval of planning permission. This update will also include a questionnaire for tenants, which will obtain an overview of their business requirements. Questionnaire responses will be provided by each tenants preferred method of communication. The findings and subsequent actions will be made available to the Council and will feed into the relocation strategy action plan.

After the first update, subsequent updates will be provided at a frequency of every six months.

Current Retention of Tenants

Prior to the commencement of development, Investec will not be removing tenants from the site as this would be counterproductive.

To ensure a continuous stream of income from the site, prior to the commencement of development, Investec Bank will retain existing tenants on site for as long as possible.

It would be counterproductive to relocate tenants from the site, following approval of planning permission, as this would result in a vacant and derelict site for a lengthy period of time. This would not benefit the Bank or the surrounding area. As such, the tenants will not be asked to vacate the site when the outline application is approved, but will be retained until as close to the commencement of development as possible.

Approach to Relocation

Investec Bank is committed to helping the existing tenants relocate from the Phoenix Mills site.

As set out above, regular updates will be provided to tenants regarding any changes to the timescales and keep them fully informed of the progression of the development. Once the timeframes for the development of the site have been confirmed the Bank, or the future developers/owners of the site will commit to providing a notice period in accordance with the Landlords and Tenants Act 1954.

A brochure has been prepared that identifies available and suitable alternative premises within the surrounding area and this can be updated as necessary. This is currently available to view on site and can be obtained from the site agent John Nuttall of Nuttall & Co.

When the next update is provided, following the planning decision, a copy of the property brochure will be given to each tenant by their preferred method of communication. After this, the brochure will be updated every six months and a copy supplied to tenants.

The brochure will also provide guidance for tenants on how to access and use the existing online property database hosted on the Council's website. This will enable tenants to carry out a bespoke premises search independently should they wish.

In addition, if further assistance is required following receipt of the brochure; tenants can contact officers at Oldham Council. Members of the Council's Investment Team and the Strategic Regeneration Team will be available to assist with queries from tenants.

John Nuttall (Agent) will remain as the first point of contact for any tenants wishing to relocate from the site. John will assist tenants in the first instance providing information on the units available in the surrounding area.

The agent will also commit to offer to meet with each individual tenant in order to discuss their individual relocation requirements at the appropriate time.

Any tenants wishing to relocate can claim compensation through the provisions of the Landlord and Tenants Act 1954 and as such John Nuttall can provide information in this regard.

Investec Bank is committed to working with the Council throughout the process, in order to assist tenants in identifying new premises prior to the commencement of development at the Phoenix Mills site.