

MEETING TITLE

Otterpool Park: Collaboration Board

DATE

1 February 2017

TIME

9:45 AM

LOCATION

Arcadis House, 34 York Way, London N1 9AB

PARTICIPANTS

Stephen Higgins, Cozumel Estates (SH)

Liz Whittaker, Cozumel Estates (LW)

Jeremy Chambers, Shepway DC (JC)

Julia Wallace, Shepway DC (JW)

Pat Main, Shepway DC (PM)

James Knight, Arcadis (JK)

Rebecca Kearney, Arcadis (RK)

IN ATTENDANCE

For item 1

Rory Brooke, Jim Ward and Sam Kirkaldy, Savills

Malcolm Hewines, Mark Whitfield, Adrian Owen and Rachel Lambert, Montagu Evans

Louise Savage, Iain Berry and Ian Hatchard, Connells

For item 2

Louise Robinson and Martin Clark, Arcadis

APOLOGIES

Sarah Whittington, Arcadis (SW)

Patrick O'Driscoll, Cozumel Estates (POD)

ACTION	WHO	WHEN
1. Agent Presentations		
1.1 Presentations were received from three agents: Savills, Montagu Evans and Connells. Copies of the presentations to be circulated with these notes. <u>Savills</u>	RK	3 Feb 2017
1.2 Savills presented their approach to Otterpool Park. In response to a question about conflicts of interest in relation to work undertaken by David Parry for Shepway District Council, Savills confirmed that he would not be involved in the work to be commissioned by the Collaboration Board.		
1.3 When asked about inclusion of Westenhanger Station on the HS1 route to London, Savills stated that it would be a 'gamechanger' for the values.		
1.4 Other factors considered by Savills to be important to securing the highest possible values were inclusion of a high street, quality public realm and clear design principles.		
1.5 Savills confirmed that their experience of bespoke financial models included clients such as Land Securities and Grosvenor. <u>Montagu Evans</u>		

ACTION	WHO	WHEN
1.6 Montagu Evans presented their approach to Otterpool Park. The importance of getting the first phase of development right was emphasised, including detached homes and the provision of employment space. Early engagement with developers and occupiers at a senior level would be key.		
1.7 When asked about their experience of positively influencing the masterplan process, Montagu Evans cited two examples: Wellesley, Aldershot and Canalside, Banbury.		
1.8 The importance of allowing the masterplan to evolve over time was emphasised. Consideration of houses, not just flats, for rent was recommended as there is investor appetite to forward-fund such schemes and is also a way of driving early occupation of the homes and developing a sense of place.		
1.9 In response to a question about inclusion of Westenhanger Station on the HS1 route to London, Montagu Evans' view was that the train station and plans to improve it are an important selling point but delivery of the improvements did not need to delay delivery of homes because buyers would respond well to the promise.		
1.10 When asked about what the town centre of the future would look like, Montagu Evans stated that the provision of retail early in the development would be important, for example an M&S Food close to the station. The town centre of the future would most likely contain less retail than previously and would include more in the way of services like community and civic uses, cultural, education, health, leisure, food and beverage and click and collect.		
<u>Connells</u>		
1.11 Connells presented their approach to Otterpool Park. When asked about the biggest challenge to the project, Connells talked about the size of the market. The way to address this would be by promoting the new settlement as a coastal commuter town.		
1.12 In response to a question on the large-scale projects, long-term that Connells had worked on, the team stated that they had not worked on such schemes and referred to other parts of the business who had advised on projects up to 1,000 units e.g. Milton Keynes and Northampton.		
<u>Discussion and next steps</u>		
1.13 The Board asked that the draft scope of service be updated to incorporate the provision of the financial model together with a brief setting out further details about the scale of the project and current position. The updated draft to be circulated with the Board for approval.	RK	3 Feb 2017
1.14 The Board agreed that Savills and Montagu Evans be invited to submit a fee proposal and to present their financial model. Connells to be advised that they were not successful but that their advice may be sought in due course once the development is further progressed. Both to be asked to bring	RK	8 Feb 2017

ACTION	WHO	WHEN
the teams who would be working on the project to the presentation.		
2. Presentation by Arcadis Education and Health teams		
2.1 Louise Robinson and Martin Clark, Partners in the Education and Health teams, led a discussion about areas for consideration in relation to health and education at Otterpool Park. The Board sought clarification on the value of commissioning work on these subjects at this stage beyond the need to understand the land take required for health and education uses and timing of delivery as the population of Otterpool Park grows. Early engagement with the various organisations responsible for commissioning health and education could provide sources of funding. In addition, health and education are key components in developing a sense of place with value attached to the provision of good schools and healthcare.		
2.2 Proposals to be prepared and submitted to RK in the first instance before consideration by the Board.	LR and MC	17 Feb 2017
3. AOB		
3.1 There was no further business.		