

## **EAST AYRSHIRE COUNCIL**

### **DEVELOPMENT SERVICES COMMITTEE – 10 MARCH 2004**

#### **KILMARNOCK TOP OF THE TOWN DEVELOPMENT PROPOSAL**

##### **Report by Director of Development Services**

### **1 PURPOSE OF REPORT**

- 1.1** To advise Committee of recent developments with the proposals to develop offices at the 'Top of the Town', Kilmarnock, including the appointment of agents to market the site to a developer.

### **2 BACKGROUND**

- 2.1** At its meeting in June 2003, the Development Services Committee agreed the overall proposals for the development of offices, as set out in the Page and Park report, aimed at attracting new jobs to the area and increasing the vitality of the town centre.
- 2.2** Following the completion of a traffic assessment relating to the proposed development, a Planning Application for the development of offices on the Foregate North and South car parks has been submitted to the Council by Scottish Enterprise Ayrshire (December 2003). This application will be reported to the Committee for consideration in due course.

### **3. REPORT ON TENDERS**

- 3.1** In order to take the development to the next important stage of attracting a developer to take the project forward, it was agreed that a national firm of property advisers be appointed to take this task forward.

- 3.2** Seven national firms of consultants were identified to bid for this work:

- Ryden
- Riddell Thoms
- King Sturge
- James Barr
- Jones Lang LaSalle
- Knight Frank
- CGP Surveyors

- 3.3 Two firms declined to tender, Ryden and James Barr, Riddell Thoms and King Sturge submitted a joint tender.
- 3.4 Four completed tenders were received, and following analysis of the tenders in respect of content and value for money, it was agreed to appoint Knight Frank, at a cost of £8,000, including expenses, but excluding VAT.
- 3.5 Knight Frank are a highly respected firm of property advisers who have considerable experience in this area.

#### **4. FURTHER DEVELOPMENTS**

- 4.1 The Board of Scottish Enterprise Ayrshire recently approved £500k, towards the development proposal.
- 4.2 A bid for ERDF funding has been made for various infrastructure works around the area. In addition, as a result of lobbying by the Council, Kilmarnock has been recommended by independent consultants to have the status of 'Urban Regeneration Area', under the 'Mid-Term Review' of the Strathclyde European Partnership, Objective 2 Programme. This will allow a higher degree of priority to be given to bids for European Structural Funds.
- 4.3 The Council still has £1m of funding available which was previously secured from the Scottish Executive.
- 4.4 It is proposed a development prospectus for the development will be prepared by Knight Frank within the next 3 /4 weeks, which will be advertised in the national press in order to comply with the Council's procurement procedures.

#### **5. FINANCIAL IMPLICATIONS**

- 5.1 The cost of the consultants will be met from the £1m additional capital allocation received from the Scottish Executive for the Top of the Town development proposal.

#### **6. LEGAL IMPLICATIONS**

- 6.1 Nil.

#### **7. POLICY IMPLICATIONS**

- 7.1 The proposed redevelopment contributes to the East Ayrshire Community Plan – Improving Opportunities.

## **8. RECOMMENDATION**

- 8.1** That the Committee note the appointment of Knight Frank to market the Top of the Town development site on behalf of the Council, and note that further reports will be submitted to Committee.

**Stephen Chorley**  
**Director of Development Services**  
RP/CF 26/02/04

## **BACKGROUND PAPERS**

- 1 Report of June 2003 to Developmet Services Committee

For further information please contact Robert Paton, Head of Economic Development  
(Ext 6142)

**Implementation Officer: Robert Paton**