

**BRIXHAM REGENERATION**

**PROJECT REPORT**

**October 2005**

**Report Prepared: 30 September 2005**

## **1. PROGRESS**

### **1.1 Fish Market**

- Some errors and inconsistencies in the cost estimates had been identified. Consequently the development design was reviewed at a meeting with Hyder Consulting Ltd (HCL) and Kensington Taylor (KT) on 08/09/05 and was re-estimated as a consequence. Further meetings were held with the Design team on 27/09/05 and 29/09/05 to review this new estimate. A final estimate is expected to be issued on 05/10/05.
- This final estimate will enable a more comprehensive funding strategy to be developed and pursued.
- To ensure that the development programme is achieved, the fish market development (excluding the Oxen Cove industrial units) will be considered to be “frozen” as of 30/09/05. This layout will be that from which the final estimate is derived. This layout will include for a first floor tourism area. There is a risk in this approach that if the developed funding package cannot match the development cost and additional design is required to explore reducing costs.
- A Design Meeting has been arranged for 06/10/05 to move the project forward.
- Seafish are carrying out a review of the most appropriate operation and management system for the new fish market. Draft results are expected to be provided in early October.
- A cliff stability check in Oxen Cove, originally planned to take place in June, has now been carried out. Early observations suggest that there are no major stability issues with the cliff although the upper layers, below the roadway, may become a problem in the future. The report is expected in October.
- The phasing of the construction works so that the operation of the fish market is maintained and to identify potential interface problems is being progressed. Meetings involving Seafish, Brixham Trawler Agents and the Brixham Harbour Master have taken place. The revised phasing plan was presented to the Brixham harbour users on 25/08/05. This was well received.
- A sustainability and renewable energy meeting was held on 17/08/05 with several appropriate organisations including Government Office South West (GOSW) and Regional Development Agency (RDA). A further meeting was held with Lesley Seymour of Future Foundations and Yves Tyrell of the RDA on 16/09/05 to explore these issues further. It is likely that any BREEAM review will be included as part of the contractors responsibility.
- Brixham 21 held a workshop for 21/07/05 where the development to date is presented to members of their main working groups for their input. This was met positively.
- Kensington Taylor met Commission for Architecture and the Built Environment (CABE) to discuss the current layout and initial ideas on 15/08/05. They have also met with English Heritage. The scheme was positively received.

- Letters were sent to all tenants in the existing fish market / offices on 22/07/05 to determine their current space / usage and their future space / usage / needs in the proposed new development. Only about half have responded. Consequently a series of meetings are being arranged with the tenants for 12<sup>th</sup> and 13<sup>th</sup> October to discuss their various requirements. This information will feed into the Oxen Cove development and allow this part of the works to be firmed up.
- A Type 2 Asbestos survey was carried out on the existing fish market and offices on 21/09/05.

## **1.2 Northern Arm Breakwater**

- The two main layouts for the Northern Arm Breakwater have been modelled. A Draft Outline Design Report was issued on 16/09/05. This indicated that the layout which provided the best harbour wave environment under the two principle wave directions was that which included an extension to the Victoria Breakwater, a combination stone and wave screen breakwater off Freshwater Quarry.
- A number of comments have been provided on this report and the modelling. These are being addressed by HCL. It is likely that further model runs will be required to fully demonstrate the proffered option. Also, an additional model run to assess a shortened breakwater has been requested.
- It has been agreed that the Environmental Impact Assessment (EIA) for the Northern Arm Breakwater will be included with and form part of the scope for the EIA for the main harbour development, i.e. fish market. This is because each scheme cannot be considered in isolation. The cumulative effects of each on the others and the total scheme must be investigated and assessed. The EIA will progress using the breakwater option noted above.

## **1.3 Other**

- South West Water Ltd (SWWL) are developing plans to construct a large buried stormwater storage tank. The proposed location is in Oxen Cove adjacent to their existing pump station. A meeting was held with SWWL, Brixham Yacht Club (BYC) and Torbay Council (TBC) on 28/09/05 to discuss the proposal. SWWL are to review alternative locations within Oxen Cove together with alternative designs. However, costs will be a major factor in the decision to relocate. This information is anticipated to be available towards the end of October.

## **2. FINANCIAL**

### **2.1 General**

- A meeting is being arranged with the funders (RDA, GOSW and DEFRA) for 14/10/05 to review and discuss the fish market project.

- A meeting was held on 06/09/05 with the RDA and it was agreed that a full application be submitted by Christmas 2005. This together with the applications for GOSW and DEFRA will be commenced as soon as there is an agreed estimated.
- The potential for marina development to generate funds is being investigated. A meeting with Quay Marinas in Brixham was held on 22/09/05.
- The funding agreed to date is as follow.;

Fish Market Outline Design & Freshwater Quarry / Northern Arm  
Breakwater Feasibility Design

	<b>Original Estimate</b>	<b>Agreed Contribution</b>
FIFG (Defra)	£127,020	£125,721
RDA	£278,620	£279,000
TDA	£80,000	£80,000
Total	£485,640	£484,721

- The Torbay Development Agency's (TDA) other involvement includes;  
  
Investigation by Seafish into the most appropriate operation and management system for the new fish market

TDA                      £3,255

### **3. PROGRAMME**

#### **3.1 Fish Market**

The current overall programme [rev 13] requires revision. This will be carried out at the Design Meeting organised for 06/10/05.

In the programmes developed to date, there is little float so consequently there is a high degree of sensitivity about them. The key target dates in the main relate to when specific funding has to be spent. For example, Objective 2 funds need to be spent by the end of 2007. This means that those eligible elements such as the industrial units and the new fish quay structure need to have been constructed by this date. Consequently, working backward from this date gives the following key milestones;

Commence Tender Process	January 2006
Funding Applications	February 2006
Planning Submission	February 2006
Planning Approval	May 2006
Approval of funds	June 2006
Award of Contract	July 2006
Start on Site	September 2006

With regard the outline design works, the following are some initial key dates and events pending a detailed programme review following freezing of the fish market layout;

Design freeze of fish market layout	September 2005
Transportation strategy	October 2005
EIA	November 2005
Complete outline fish market design	December 2005

To ensure that the development programme is achieved, the fish market development (excluding the Oxen Cove industrial units) will be considered to be “frozen” as of 30/09/05. This layout will be that from which the final estimate is derived. This layout will include for a first floor tourism area. There is a risk in this approach that if the developed funding package cannot match the development cost and additional design is required to explore reducing costs.

### **3.2 Freshwater Quarry and Northern Arm Breakwater**

With regard the feasibility design works, the following are some initial key dates and ;

Freshwater Quarry development assessment	Complete
Northern Arm Breakwater layout / design	October 2005

## **4. PUBLIC RELATIONS**

- The second quarterly Brixham Regeneration newsletter was included in the September edition of Torbay View.
- There is a meeting for 03/10/05 to discuss and review the best means of carrying out the public relations for the Brixham project.
- Brixham 21 are arranging meetings with Brixham Yacht Club to progress the practical issues relating to the development.

## **5. PLANNING, ESTATES AND CONSENTS ISSUES**

- Contact has been made with the Environment Agency. They have provided some guidance on options to mitigate against flooding. Further contact will be made when further information regarding drainage is available.
- Contact has been made with SWWL regarding the development. Further contact will be made when more information is available.
- A meeting was held on 04/07/05 with TBC Planning Lawyer and the Harbour Master. It was confirmed that planning permission was required. The proposed development was generally in accordance with the Local Plan. The new market was in accordance with the appropriate section of the Brixham Harbour Act.

- A letter has been sent (22/07/05) to each tenant of the fish market and offices outlining the proposed new development with programme. An attached questionnaire requested information regarding their current space/usage and future space/usage/needs in the new development to enable an understanding of future needs to be made. The response was not as well as was hoped with only about half of the tenants responding. To try to get all tenants involved, two days of meeting have been planned for 12<sup>th</sup> and 13<sup>th</sup> October.

## 6. PROCUREMENT

Consultants working on the project include;

Fish Market Development;		
Kensington Taylor	-	architectural services
Hyder Consulting	-	engineering consultancy services
Seafish	-	fish industry advice and assistance

Freshwater Quarry Housing Development;		
Kensington Taylor	-	architectural services
Hyder Consulting	-	engineering consultancy services
Alder King	-	commercial property advice

Operation & Management of New Market		
Seafish	-	review of most appropriate system

The Harbour Master, with funding where appropriate from FIFG, is to carry out the following works to the existing jetty prior to commencement of the main works;

- Completion of the cathodic protection system
- New fenders
- New ladders
- New electrics
- Stabilisation works

Further survey work has been carried out within the existing fish market and below the quay to plot the pile locations.

## 7. DECISIONS / ACTIONS OUTSTANDING

- To commence discussions with Brixham Yacht Club to agree their arrangements under the new fish market development layout.
- The development and agreement of the most appropriate operation and management system for the new fish market to be developed.
- The diversion of the SW Coast Path.
- Agreement of a phasing plan.