

**Joint report of the Portfolio Holder for Economic Development and Asset Management and the Portfolio Holder for Housing**

**Groundwork Investigations at Former Kimberley Brewery Site (Phase 3)**

Purpose of Report

To inform Cabinet of the groundwork investigations and allied reports required at the Kimberley Brewery site (Phase 3) and to agree a budget for the works. Also to seek in-principle approval that negotiations to purchase the site for use as Social Housing can be commenced if the reports' conclusions indicate that the site could produce a viable social housing scheme.

Recommendation

**Cabinet is asked to RESOLVE that:**

- 1. The appointment of suitably qualified and experienced companies to undertake groundwork and building investigations at Kimberley Brewery site be approved.**
- 2. A budget of £18,000 for the initial survey works, which includes the two quoted sums plus an estimated £10,000 for the additional GPR PAS 128 survey be approved and funded from Revenue Contingencies in 2025/26.**
- 3. If the survey merited further work, the preparation of a bid to purchase the site, subject to budget approval, contract and independent valuation, for presentation to the Administrator/Receiver be approved.**

Detail

Two companies were invited to submit quotations for undertaking investigative surveys at the Old Brewery Site at Kimberley.

The first was requested to provide a quote for estimating the cost of works listed in the Planning Condition for the site, with specific attention to the remedial works for repair of the malt kilns (Building 5), which is a listed building.

These remedial works must be completed prior to the Planning Condition being discharged

The operator estimated the work will take approximately five days to complete a detailed cost estimate. The work includes a site visit, measurement and costing, presentation of cost estimate and final adjustment prior to issue. Fees have been identified as approximately £3,000 plus VAT.

Timescales for the work have been estimated at around three weeks.

A further operator was requested to provide an estimate based on the following brief:

- A detailed report to cover ground conditions, access rights, and the locations of any underground services within Phase 3 of the site, especially those that link to either or both of the earlier phases of the scheme.
- Status of any section agreements required by the Planning Consent relating to all phases of the scheme; especially those for services which cross Phase 3.
- Any other information available from desktop work regarding ground conditions or services in Phase 3.

The operator's quote outlined budget costs for the following works:

- Determine the status of any Section agreements relating to all phases of the scheme, especially those for services which cross Phase 3 at approximately £2,00 plus VAT.
- Desktop study regarding ground conditions and a utility search of services in Phase 3 at approximately £3,500 plus VAT.

The operator also recommended a GPR PAS 128 survey when site access is available to identify and verify the presence of any below ground services as well as a geo-environmental investigation to identify if any contamination is present. As fees were not provided for this work, an interim estimate of £4,000 has been included in the budget recommendation request.

#### Key Decision

This is not a key decision

#### Updates from Scrutiny

Not applicable.

#### Financial Implications

The comments from the Interim Deputy Chief Executive and Section 151 Officer were as follows:

There is no budgetary provision in place for the cost of undertaking groundwork and building investigations at Kimberley Brewery site. An allocation of £18,000 has therefore been requested from the General Fund revenue contingencies budget in 2025/26, of which £38,000 currently remains available (subject to other

requests on this agenda). Any additional commitments in terms of funding a wider capital investment scheme for the Kimberley Brewery site would require a further report to and approval by Cabinet.

Legal Implications

The comments from the Monitoring Officer / Head of Legal Services will be distributed at the meeting if necessary.

Human Resources Implications

Not applicable.

Union Comments

Not applicable.

Climate Change Implications

Not applicable.

Data Protection Compliance Implications

This report does not contain OFFICIAL(SENSITIVE) information.

Equality Impact Assessment

This report does not require an Equality Impact Assessment as it is not a change to policy nor is it a new policy.

Background Papers

Nil.