

On time, on budget and to the total satisfaction of Focus DIY, EEDA and Beccles Town Council



DELIVERY -

This project involved just about everything

On the face of it, the construction of some 45,000 sq.ft, of accommodation on 2.7 acres, should have been relatively straightforward. As well as resolving all the issues that any developer might normally have to confront ie concluding the land purchase with EEDA, the agreement for lease with Focus, the interim finance arrangements with Clydesdale, planning permission, the building contract, the warranties and the investment sale to Griffin Ejendomme, Millngate also had to:

1. Persuade Waveney District Council and Beccles Town Council that part of the site could be put to retail use contrary to the Local Plan.
2. Carry out demolition and construction alongside a railway line.
3. Ensure satisfactory asbestos removal and ground remediation of the former abattoir.
4. Relocate an electricity sub station and the diversion of important electricity cables.
5. Complete a section 278 Agreement involving a new pelican crossing and a substantial length of new pedestrian footway.
6. Raise the level of the site to comply with the Flood Plan to meet the requirements of the Environment Agency.
7. Negotiate the removal of a restrictive covenant and various deeds of variation.
8. Arrange revised access arrangements to the site during the construction process to avoid a weight restriction on an adjoining road
9. And as a consequence of the above, deal with 11 different sets of solicitors!

ONLY 19 MONTHS -

From submission of planning to the sale of the completed investment

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|-----------------------|--|
| March 2005 | Outline Planning Application submitted |
| August 2005 | Conditional contracts exchanged for the purchase of the site. |
| September 2005 | Outline Planning Permission achieved |
| September 2005 | Agreement for Lease exchanged with Focus DIY Limited |
| October 2005 | Detailed planning application submitted |
| January 2006 | Detailed planning permission granted |
| January 2006 | Demolition, asbestos removal and site remediation commenced |
| March 2006 | Demolition, asbestos removal, and remediation completed by K & R Demolition and AIG Environmental |
| March 2006 | Building contract awarded to Cross Keys Construction |
| March 2006 | Contracts exchanged for the forward sale of the Focus investment to Griffin Ejendomme a Danish investment consortium |
| September 2006 | Practical completion of the industrial units and handover to EEDA and Beccles Town Council |
| October 2006 | Practical completion of the Focus unit and handover to Focus for fit out |
| October 2006 | Focus open for trading |
| November 2006 | Completion of investment sale |

EVERYBODY HAPPY!

It is very rare that after completion of a complex development project everybody involved is delighted with the end product. There have of course been a number of difficult negotiations and frustrations, but careful hands on management ensured that any problems were quickly dealt with to deliver the project on time and budget.

The following are extracts from references received:



“ Milln Gate acted professionally through out in a business like manner including obtaining a beneficial planning consent on the site, attracting and securing a major covenant and constructing the buildings. I have no hesitation in concluding that EEDA would be confident of working with Milln Gate on future projects ”

Jon Piggin MRICS - Estates Manager, EEDA



“ Beccles Town Council have been working with Milln Gate Properties Limited on a project for nearly two years involving EEDA and have found them to be efficient, reliable, informative, courteous and approachable. Beccles Town Council would certainly have no hesitation if, in the future, the opportunity arose to work with them again ”

Jula Janney, Clerk to the Council - Beccles Town Council



“ Both GVA Grimley and Griffin Ejendomme found Millngate a proactive, straightforward and honest developer to work with. We were specifically concerned at the outset of this project that a challenging completion date had to be met to satisfy specific requirements of Griffin. Despite the site being complicated in nature, Millngate delivered ahead of time.

I would have no hesitation in confirming that both GVA Grimley and Griffin Ejendomme would work again with Millngate in the future ”

Mark Frampton, MRICS - Partner GVA Grimley LLP

A STRONG TEAM EFFORT WAS REQUIRED

Tony Sweeney and Tony Cotsworth of Millngate are delighted with the success of the project and the team's performance.

In no particular order, the team members were:

- **Greg Moore, Tim Bevan-Thomas, Mark Powell, Jim Morrissey, Stephen Rose**
Chase & Partners - Purchasing, Letting and Investment Agents and Town Planning Consultants
- **Rod Thorne**
Building Design and Management (UK) Limited - Project Managers and Employers Representative.

- **Gary Humphreys, Tanya Trayner, Malcolm Cross**
The Harris Partnership - Architects
- **Ray Gardener**
Gardner Cann Partnership - Quantity Surveyors
- **Michael Whatley, Brigid Duffy**
Mills & Reeve - Solicitors
- **Barry Saunders, Alan Spicer, Paul Thurgood, Peter Rickell**
Kirksaunders Associates Limited - M&E and Environmental Engineers and Planning Supervisors
- **Andy Jenner and Gary Mitchell**
Jubb Consulting Engineers - Transport Consultants and Flood alleviation advice
- **Martin Muirhead**
Kingston Smith - Accountants - Company formation and taxation advice

The success was not only down to the efforts of the development team, but also the co-operation and sensible approach of those representing the land owner, the tenant, the lender, the builder and the purchaser:

- **Dawn Jacobs**
Clydesdale Bank Plc - Principle lender
- **Robert Dale**
Daniel Connal Partnership - Clydesdale Bank plc representative
- **Keith Wilson, Andy Gravett**
Focus DIY Limited - Tenant
- **Jim Mainwaring**
Kiley Associates - Focus DIY's representative
- **Jon Piggin, Mark Taylor**
EEDA - Landowner and joint planning applicant
- **Sam Kingston**
Roche - EEDA's representative
- **Mark Frampton, Neil Dovey, Bob Bewick**
GVA Grimley LLP - Griffin Ejendomme's representative
- **Geoff Thomas, Peter Holden, Steve Watson, Stuart Bickford**
Cross Keys Construction Limited - Building contractor
- **Kevin Bell**
K & R Demolition Limited - Demolition contractor
- **Carl Day**
AIG Remediation Limited - Remediation sub contractor

A VERY SATISFYING OUTCOME FOR ALL

The transformation of a derelict former abattoir into a much needed retail and employment facility on a strategic gateway site has certainly pleased Beccles Town Council. In addition, Focus DIY gained an attractive and prominent unit built to their exacting specification on time; EEDA were the recipient of a substantial uplift in land value, and last but not least, Millngate even made a decent profit!

millngate

adding value
to property