

PUBLIC PRIVATE PARTNERSHIPS



Llywodraeth
Cynulliad Cymru
Welsh Assembly
Government

The Context -

Roath Basin Regeneration Project

Cardiff Bay

Cardiff.

PLAN OF THE TALK



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- ***Objectives of Roath Basin Project***
- ***Options for Procuring the Project***
- ***Selection of the Private Sector Partnership***
 - ***Process***
 - ***Selection Criteria***
- ***Why Do We Do Partnerships ?***
- ***Things to Look Out For in Partner Selection***

ROATH BASIN DESCRIPTION



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- ***48 Acres (19.4 Hectares)***
- ***Redundant Dockland***
- ***1.6 Miles of Waterfront***
- ***1 Mile from City Centre***

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WHAT WAG PROVIDED



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- ***Land Assembly backed by a C.P.O.***
- ***Obtained a Planning Resolution and draft Highway Agreements***
- ***Prepared Detailed Costings for Infrastructure***
- ***Prepared Detailed Site Investigation Works***
- ***Demonstrated Commitment***

ROATH BASIN DEVELOPMENT



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- 1) Resolution to grant planning consent for C 1 Million sq ft of commercial space / 1010 Housing units – including 25% affordable housing / C 250,000 sq ft of leisure uses.***
- 2) The commercial space is restricted to occupation by business within the healthcare, life sciences and creative industry sectors.***
- 3) Lettings and other disposals have to be agreed by the W.A.G. project team.***
- 4) Urban and building design to be approved in advance by W.A.G.***

CHOICE OF SECTORS



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- *Life Sciences Healthcare and Creative Industries.*
- *Pharmaceutical sector alone represents some 23% of UK R & D spend (Invest UK Pharmaceuticals 2003). In 2004 R & D – 34.2% of sales revenue (ABPI)*
 - *Pharma R & D spend :*
 - *1972 £42 million 5% of sales revenue*
 - *2005 £3,308 million 34% of sales revenue*
- *2005 – Pharma Industry Trade Surplus - £3.4 billion*
- *Approximately 75% of new spin out companies formed from Cardiff University and UWCM are within the Bioscience, Healthcare and Medical sectors*

PROCUREMENT OPTIONS



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- ***WAG Masterplan, Design, Build, Manage and Finance***
- ***WAG Partner with a Single Developer***
- ***WAG Partners with Several Developers***

DEVELOPMENT PROCUREMENT **& SELECTION**



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- ***Decided on a Single Developer***
- ***Procured through 2 Stage OJEU Process***
- ***Discussed Proposal with Developers as well***
- ***A Shortlist for Submissions***
- ***Finally, Interviews and Financial Detail – Only 4***

DEVELOPER SELECTION CRITERIA



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- ***Vision***
- ***Commitment to the WDA Business Model***
- ***Experience of Mixed Use Regeneration Schemes***
- ***Experience of Joint Venture with Public Bodies***
- ***Sustainability Strategy***
- ***Funding Backing***
- ***Funding Proposal***
- ***Commitment to Community Regeneration***
- ***Urban and Building Design Objectives***

WHY THIS DEVELOPER ?



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Approach to Environmental Sustainability

- Energy Use
- Construction
- Water Immunisation
- Water Use
- Biodiversity and Habitats

Social and Economic Impact

- Engagement
- Local Economic Impact and Supply Chain
- Balanced Communities

Urban Design

- Street Networks
- Design Quality
- Mixed Uses
- Diversity

Independent Assessment

Financial Backing

The Culture and Values of the Company

PUBLIC PRIVATE PARTNERSHIPS IN REGENERATION



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WHY DO THEM ?

- ***Money***
- ***Risk Transfer***
- ***Additional Skills / New Perspectives***
- ***Management Experience***
- ***Human Resources***

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Do They Have A Future ?

Annual Regeneration Budget

say £45million

Roath Basin Outlay

say £350million

