



HCA Delivery Partner Panel 2

Developer Requirements

KERRIA AND TINKERS GREEN ESTATES, TAMWORTH

This Brief has been developed by Tamworth Borough Council ("the Council") as part of the tender process for the selection of a Delivery Partner for the sites known as Kerria and Tinkers Green in Tamworth.

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Executive Summary

The Sites

Tinkers Green and Kerria are two rundown housing estates of late 1960s construction in Tamworth which have been identified for regeneration by the Council. This will take the form of a comprehensive redevelopment of each site, replacing unpopular flatted and maisonette accommodation with a mix of high quality homes for social rent. This will include an emphasis on providing homes that are suitable for families; these will be of traditional design, principally offering two and three bedrooms, and private rear gardens. The Council will retain ownership of all properties upon completion of the redevelopment on both sites.

Planning Status

Following an extensive programme of technical investigation and consultation, outline planning permission was obtained for Kerria and Tinkers Green in 2015. The outline planning permission for Tinkers Green approves the delivery of 108 dwelling units. The outline planning permission for Kerria approves the delivery of 44 dwellings and a Class A1 convenience retail store (381 sq m gross external area). A Delivery Partner is sought to provide a high quality redevelopment of both sites.

For reference purposes only, applications for Reserved Matters pursuant to the outline planning permissions must be made by 9th June 2018 and 7th July 2018 for Tinkers Green and Kerria respectively. Development must be commenced on each site within two years of the date upon which the relevant Reserved Matters permission is granted. However, the Council's programme requires all relevant permissions and agreements to be in place to enable construction to commence at Tinkers Green and Kerria in 2017 and 2018 respectively. Completion of all works is required by 2019.

1.0 Project Overview

- 1.1 The Council is seeking to comprehensively redevelop two rundown estates within its administrative boundary; these are Tinkers Green, located in Wilnecote, and Kerria, located in Amington. The sites areas for Tinkers Green and Kerria are 2.31 ha and 1.06 ha respectively.
- 1.2 In November 2013, the Council embarked upon a thorough planning process which involved extensive consultation with local residents, community representatives, and other key stakeholders being undertaken during 2014 and early 2015. This helped to shape the principles and objectives for each site's redevelopment through the preparation of various masterplan options.
- 1.3 Alongside the above, both sites were comprehensively assessed to identify any environmental constraints, as well as existing services and connections. A full suite of environmental and technical reports was prepared, including those pertaining to

ecology, highways, drainage and ground investigation. These can be found in Appendices 4 – 11 of the ITT and remain up-to-date for planning purposes.

- 1.4 The consultation, planning and technical work primarily undertaken during 2014 culminated in the submission of an outline planning application for the redevelopment of each site in 2015. Outline planning permission was granted on 9th June 2015 and 7th July 2015 for Tinkers Green and Kerria respectively. Tenderers should have regard to the planning conditions set out within each decision notice.
- 1.5 The ITT pack contains further details of the financial requirements and Development Agreement structure. The Council and its appointed advisors, Bilfinger GVA, will ensure that tenderers have sufficient financial capacity to undertake this project. For clarity, the redevelopment of both sites is to be undertaken simultaneously and be completed by December 2018.

2.0 Project aims and objectives

- 2.1 The objective of the Council is to bring forward a comprehensive redevelopment of two rundown housing estates within Tamworth. The overriding objective is to provide high quality and well-designed homes for social rent in order to help meet identified housing needs in the Borough. The Council wish to retain ownership of all new properties to be developed on each site and ensure that the project delivery achieves best value within the parameters set out herein.

3.0 The Sites

Kerria

- 3.1 The Kerria site is located in the district of Amington, which lies approximately 2.4 miles east of Tamworth town centre and 1.8 miles north of A5. It is bounded by Kerria Road to the north and east, and Robinia to the south. The site's western boundary adjoins an extensive tract of open space which includes a footpath and cycleway. The site lies within an established residential area. The location of the site is illustrated below:



- 3.2 Comprising a split-level area of 1.06 ha, the site is presently occupied by 36 residential dwelling units, consisting of two-bedroom flats and maisonettes in three-storey buildings. There is also a former community centre (now vacant) and 5 retail units. Whilst the majority of the properties are owned by the Council, a small number of leasehold interests are to be acquired by the Council using its CPO powers. All buildings are to be demolished by the Council and the site cleared prior to its development.
- 3.3 Part of the site, fronting Kerria Road and Robinia, was formerly occupied by the Gardeners Arms public house and has been cleared. The Council is to acquire the freehold interest in this land, in order for it to form part of the redevelopment. It is proposed that this part of the site will accommodate a new convenience retail store in accordance with the outline planning permission.

General Constraints and Considerations

- 3.4 Whilst there are no environmental or technical constraints which preclude the site's development, the following considerations should be noted:
- No buildings on the site are to be retained;

- There are differences in levels across the site, with the gradient rising towards the site frontage with Robinia and Kerria Road;
- Ecological mitigation (to deal with bats in particular) and tree protection will need to be retained throughout the construction process;
- Measures will need to be in place to control the disposal of surface water drainage within the new development in accordance with the requirements of the outline planning permission (Condition 9); and
- A preliminary risk assessment, site investigation scheme and a remediation strategy and verification plan will be required in accordance with the outline planning permission (Condition 11) in the interests of protecting against ground and water contamination.

Highways and Access

- 3.5 A Transport Technical Note was prepared by Phil Jones Associates in February 2015, in accordance with the advice of Staffordshire County Council. In conjunction with the Illustrative Masterplan, the technical note demonstrates that the site can accommodate 81 parking spaces; that it can be fully accessed by delivery and refuse vehicles; and that a sustainable movement strategy can be adopted in respect of providing suitable access routes for pedestrians and cyclists.
- 3.6 Vehicular access into the site is from Kerria Road to the north and Robinia to the south. The outline planning permission approves an additional vehicular access into the site midway along Kerria Road. There are currently three pedestrian access routes into the site via Kerria Road and these are to be retained in the new development. The approved access arrangement can be viewed on the Illustrative Masterplan.
- 3.7 The approved access arrangement at the site will require the relocation of an existing pedestrian crossing facility on Kerria Road. This is set out under Condition 15 of the outline planning permission and will be subject to the entering into of a Section 278 Agreement.

Services

- 3.8 The site is well served by existing utility services. A Utilities Report was prepared in February 2015 and establishes the connections for electricity, gas, water, and foul and surface water sewers. Whilst it is not anticipated that a major diversion of services will be required, any required diversions will need to be addressed in finalising the site layout for Reserved Matters.

Ecology

- 3.9 An Ecological Appraisal of the site was undertaken in 2014. This was informed by a Phase 1 Habitat Survey and a Bat Survey which was undertaken in August 2014. The

appraisal confirms that there are no statutory or non-statutory sites within a 2km radius which would be impacted upon by the site's redevelopment.

- 3.10 The bat survey report recorded bat activity at two buildings on the site and the Council will obtain a European Protected Species Licence from Natural England prior to undertaking demolition of these buildings. The report sets out a mitigation strategy which is also enforced by Condition 6 of the outline planning permission.
- 3.11 The measures to be agreed with the Council in order to protect bats will be implemented prior to demolition works commencing on the site, and are to be retained in perpetuity as part of its redevelopment. The new development will be required to incorporate a comprehensive scheme of soft landscaping (as required by Condition 20 of the outline planning permission), to aid the site's ecological enhancement.

Trees

- 3.12 A Tree Survey and Arboricultural Impact Assessment were undertaken by Wardell Armstrong in February 2015 and supported the outline planning application. The report identified the removal of a number of trees based on the layout of the Illustrative Masterplan. Whilst there are a number of trees adjacent to the site which are subject to a Tree Protection Order (TPO), none have been confirmed within the site.

Flood Risk and Drainage

- 3.13 A Flood Risk Assessment (FRA) was undertaken by Wardell Armstrong in February 2015 which supported the planning application. This confirms that:
- The site is located in Flood Zone 1 (lowest flood risk);
 - There is capacity within the existing sewerage system to serve the proposed development (as confirmed by Severn Trent Water);
 - New sewerage systems within the development are to be designed for a 1 in a 30-year return period storm event;
 - Surface water drainage from the development will be limited to 71 litres/second for all storm events up to and including the 1 in 100-year, plus climate change, and attenuated on site; and
 - Flood attenuation is to be distributed throughout the site in Sustainable Urban Drainage (SUDs) features (Condition 9 of the outline planning permission requires 132 cubic metres of attenuation flood storage to be provided within the site).
- 3.14 A Drainage Survey Report for the site was also produced during April 2015. This confirms the following:
- The location and size of public and private surface and foul water sewers within the site;
 - Runoff from impermeable areas enters sewers across the site, discharging to the public sewer network to the north east of the site;

- Four sewers which serve properties off-site and infrastructure upstream, enter the site and discharge flows into public sewer networks within the site;
- All off-site connections into the site should be retained and/or diverted to ensure that off-site flows are accommodated on site;
- The surface and foul water discharge points from the site are located in the north-eastern corner of the site and should be retained; and
- Three sections of public water sewers and a number of sections of private drains have been found to be damaged or contain obstructions that may need to be addressed.

Ground Investigations

- 3.15 A Geo-Environmental Desk Study was undertaken by Wardell Armstrong in 2014. The study was informed by a Landmark Envirocheck Report and Coal Authority Mining Reports (the latter being relevant due to the site's location within a Coal Authority Mining Reporting Area).
- 3.16 The study confirms that the site is not within the defined boundary of any opencast coal mines or mine entries, and no claims of damage caused by coal mining subsidence have been received by the Coal Authority within 50 metres of the site since 1994. It is confirmed that the site is not at risk from past, present or future coal or ironstone mine workings.
- 3.17 The study confirms that the site's contamination risk is low; any constraints arising from the proposed development will need to be accurately assessed through intrusive site investigation works and appropriate remediation provided in accordance with the outline planning permission.

Tinkers Green

- 3.18 The Tinkers Green site is located within the Wilnecote area of Tamworth, approximately 3.5 miles south-east of the town centre and 1 mile south of the A5. The site is formed of two inter-connecting parcels; the northern parcel is adjoined by properties at Bakers and Callis Walks, with Tinkers Green Road to the north, and the southern parcel is bounded by Tinkers Green Road to the east. Adjoining the site's western boundary are the grounds of Wilnecote High School. The wider surrounding area is established residential. A location plan of the site is provided below:



- 3.19 Comprising an area of 2.31 ha, the site is presently occupied by 86 residential dwelling units, consisting of two and three-bedroom flats and maisonettes in three-storey buildings. The site includes a small parade of local shops, only one of which remains occupied as a local convenience store. Whilst the majority of the properties are owned by the Council, a small number of leasehold interests are to be acquired by the Council using its CPO powers. All buildings are to be demolished by the Council and the site cleared prior to its development.

General Constraints and Considerations

- 3.20 Whilst there are no environmental or technical constraints to the site's development, the considerations overleaf should be noted:

- No buildings are to be retained on the site.

- The existing children's play area (located to the south of Linthouse Walk) is to be upgraded with new and improved play equipment.
- Retail and/or any other commercial facilities will not be provided within the new development;
- The site's topography is relatively level and consistent in form.
- Ecological mitigation and tree protection will need to be implemented and retained throughout the construction process.
- Measures will need to be put in place to control the disposal of surface water drainage within the development in accordance with the outline planning permission (Condition 7).
- A preliminary risk assessment, site investigation scheme and a remediation strategy and verification plan will be required in accordance with the outline planning permission (Condition 8) in the interests of protecting against ground and water contamination.

Highways and Access

- 3.21 A Transport Statement was produced in February 2015 by Phil Jones Associates, in accordance with the advice of Staffordshire County Council. In conjunction with the Illustrative Masterplan, the Transport Statement demonstrates that the site could accommodate 170 car parking spaces, in line with the Council's Parking Standards. The Transport Statement also demonstrates that, based upon the Illustrative Masterplan, the site would be fully accessible by delivery and refuse vehicles, and would allow full access for pedestrians and cyclists.
- 3.22 Vehicular access into the site is from Tinkers Green Road via Hastings Close to the north and Saxon Close to the south. The access arrangement, as approved by the outline planning permission, can be viewed on the Illustrative Masterplan.

Services

- 3.23 The site is well served by existing utility services. A Utilities Report was prepared in February 2015 and establishes the connections for electricity, gas, water, and foul and surface water sewers. Whilst it is not anticipated that a major diversion of services will be required, any required diversions will need to be addressed in finalising the site layout for Reserved Matters.

Ecology

- 3.24 An Ecological Appraisal of the site was undertaken in 2014. This was informed by a Phase 1 Habitat Survey and a Bat Survey which was undertaken in August 2014. The appraisal confirms that there are no statutory or non-statutory sites within a 2km radius which would be impacted upon by the redevelopment of the site.

- 3.25 Whilst low level bat activity was recorded within the site when the bat surveys were undertaken, there was no evidence of roosting bats within any of the buildings. Notwithstanding this, measures to mitigate potential habitat loss for bats and other wildlife, as identified by the appraisal and required by Condition 6 of the outline planning permission, will be implemented prior to the Council undertaken demolition and are to be retained in perpetuity as part of the site's redevelopment.

Trees

- 3.26 A Tree Survey and Arboricultural Impact Assessment were undertaken by Wardell Armstrong in February 2015 and supported the outline planning permission. The report identifies the need to remove a number of trees based on the layout shown by the Illustrative Masterplan. The site is not subject to any TPOs, although the Council wishes to maximise the retention of trees within the site where possible. Measures to protect trees are to be agreed with the Council and implemented prior to construction commencing.

Flood Risk and Drainage

- 3.27 An FRA was undertaken by Wardell Armstrong in February 2015 which supported the planning application. This confirms that:

- The site is located in Flood Zone 1 (lowest flood risk);
- The elevation of the site and its underlying geology means that the risk of groundwater flooding is low;
- There is a low risk of surface water flooding;
- Severn Trent Water has confirmed that there is capacity within the existing sewerage system to serve the development;
- New sewerage systems to serve the proposed development should be designed for a 1 in 30-year return period storm event;
- There would be a negligible decrease in the permeable area of the site, with no increase in the overall rate and volume of surface water runoff with the development;
- Surface water drainage will be restricted to the existing 1 in 2 year peak flow rate less 20% for betterment, equating to a discharge rate of 94 litres/second (as required by Condition 7 of the outline planning permission; and
- Attenuation will be distributed throughout the site through SUDs features (Condition 7 of the outline planning permission requires 370 cubic metres of attenuation flood storage to be provided on the site).

- 3.28 A Drainage Survey Report for the site was produced during April 2015. This confirms the following:

- The size and location of the public and private surface and foul water sewers within the site;
- Runoff from impermeable areas enters sewers across the site area, discharging to the public sewer network to the east of the site;
- Eleven sewers serving off-site properties and infrastructure upstream of the site, enter the site and discharge flows into the public sewer networks within the site;

- All off-site connections into the site should be retained and/or diverted to ensure that off-site flows can be accommodated on site;
- The surface and foul water discharge points from the site are located in the eastern side of the site and should be retained; and
- Seven sections of public water sewers and a number of sections of private drains were found to be damaged or contained obstructions when surveyed; these should be addressed

Ground Investigations

- 3.29 A Geo-Environmental Desk Study was undertaken by Wardell Armstrong in 2014. The study is informed by a Landmark Envirocheck Report and Coal Authority Mining Reports (the site lies within a Coal Authority Mining Reporting Area).
- 3.30 Whilst the site has been identified as lying within a zone of likely influence for coal workings which ceased in 1940, it is not within a zone of influence for any present coal workings or within an area for which a licence has been granted to remove coal using underground methods. It is also confirmed that the site is not within the defined boundary of any opencast coal mining or mine entries, and no claims of damage caused by coal mining subsidence have been received by the Coal Authority within 50 metres of the site since 1994. It is confirmed that the site is not at risk from past, present or future coal or ironstone mine workings.
- 3.31 The study confirms that the contamination risk within the site is low. Notwithstanding this, the outline planning permission (see Condition 11) requires that any constraints arising from the proposed development will need to be accurately assessed through intrusive site investigation works and appropriate remediation provided.

4.0 Planning Overview

- 4.1 Outline planning permission for 44 residential (Class C3) dwelling units and a convenience retail store (Class A1) at Kerria was granted on 7th July 2015 (Ref. 0111/2015). Outline planning permission for 108 residential (Class C3) dwelling units at Tinkers Green was granted on 9th June 2015 (Ref. 0110/2015).
- 4.2 Whilst means of access have been approved for both sites within the respective outline planning permissions, all other matters (appearance, landscaping, layout and scale) are reserved for subsequent approval. Reserved Matters planning permission is to be sought by the appointed Delivery Partner.
- 4.3 Tenderers should refer to www.tamworth.gov.uk for further planning information and associated documents in respect of the outline planning permissions granted.

5.0 Liaison with the Local Planning Authority (LPA)

- 5.1 Should Tenderers wish to discuss the sites with the Planning, Highways or other local government officers, they should contact the Council on 01827 709709 or via its

website at <http://www.tamworth.gov.uk>. Mr David O'Connor is the Planning Officer presently assigned to the sites.

6.0 Affordable Housing

6.1 The Council's aspiration is for the residential development on both sites to be comprised of **100% affordable housing**. This is expected to be social rented housing with full ownership retained by the Council upon completion. The appointed Delivery Partner will be required to submit details of the location, mix, type and internal floor areas of the development for each site and agree these details with the Council.

7.0 Delivery Requirements

7.1 Tenderers must have the capacity and resources to undertake the development of both sites in order to ensure their completion and handover to the Council within the indicative programme.

7.2 The appointed Delivery Partner will be expected to deliver a scheme for both sites that is in line with the respective outline planning permissions. This would entail the following:

- Delivering the maximum number of dwellings for both sites as approved by the respective outline planning permissions;
- Delivering the mixed-use retail and residential element on the Kerria site (the retail floorspace should be delivered ready for fit-out by a prospective convenience store operator);
- Delivering a high standard of design for new residential dwellings, of a traditional style but which incorporates energy efficiency measures to maximise sustainability and minimise running costs for future occupants;
- Delivering all associated infrastructure (e.g. highways, utilities and any other provisions that may be required through the planning process);
- Delivering high quality public realm treatments, to include a comprehensive scheme of hard and soft landscaping through both sites; and
- The entering into of a Section 278 Agreement with Staffordshire County Council in respect of all necessary highways works pursuant to those approved for each site and any modifications which may be subject to Reserved Matters approval.

7.3 The Council requires the proposed development of both sites to comply with the parameters and conditions set by the respective outline planning permissions.

8.0 Role of the Delivery Partner

8.1 The appointed Delivery Partner will be expected to meet the following requirements:

- Working with Tamworth Borough Council and their appointed consultants to refine the Illustrative Masterplan for each site and design an appropriate scheme in order to secure Reserved Matters planning permission;

- Either secure or work with the Council and its consultants to obtain the necessary Reserved Matters permissions and agreements to ensure the delivery of development on both sites in line with the programme (both approaches to be costed);
- Undertake a thorough programme of consultation with local residents, community representatives and other key stakeholders, the outcomes of which should inform the design process and the applications for Reserved Matters;
- Bring forward development on each site under the amended DPP2 Development Agreement; and
- Procure any third parties where necessary (e.g. consultants to provide planning, design and technical expertise).

8.2 The selected Delivery Partner will act as lead developer for the site and will be responsible for all delivery aspects, to include the following:

- Masterplanning and design;
- Engaging with the local residents, community representatives and statutory bodies;
- Securing Reserved Matters planning permissions (if this option is selected by the Council) and any other relevant permission(s);
- Discharging all relevant planning conditions;
- Completing Section 278 Agreements with Staffordshire County Council in respect of undertaking all relevant highway works;
- Enabling works;
- Construction and implementation of landscaping and ecological mitigation measures;
- Implementing all other works as required and consistent with the requirements of the respective planning permissions; and
- Completing both developments within the specified timescales for handover to the Council.

8.3 The selected Delivery Partner will be required to commission the services of its project team to include any consultants needed to undertake its obligations.

9.0 Design Requirements

9.1 Notwithstanding the design requirements to be met in respect of securing the relevant Reserved Matters and Building Control approvals, the Council invites thoughts from tenderers as to how they would be innovative in their approach with particular regard to issues of social value, building specification, design, costs, sustainability, sourcing of materials, elevations, layouts, access, refuse stores and servicing.

9.2 Tenderers are requested to set out how they will tackle youth unemployment through the development process whether through their employment processes or by creating learning opportunities for example. Tenderers are required to cost this separately

- 9.3 Tenderers are requested to advise how they will approach the Lifetime Homes Standard within the development.
- 9.4 Tenderers are requested to set out how energy efficiency and other sustainable design measures will be incorporated within the development for each site. This does not infer that optimum standards must be achieved; rather a balanced approach should be taken which aims to deliver an appropriate level of energy efficiency / sustainability whilst ensuring that the developments remain cost effective. Minimum standards accepted are detailed within the Planning Statement.

10.0 Principles of the Project Contract

10.1 The selected Delivery Partner will be required to enter into a conditional Development Agreement with the Council, in accordance with the DPP2 Template. This will comprise of the following requirements:

- Agreed masterplan for each site, to be informed by a thorough consultation process;
- Secure Reserved Matters planning permissions for the delivery of development on the respective sites, working with Tamworth Borough Council, the local community and other statutory consultees;
- Secure the discharge of all relevant planning conditions as required by the respective outline and reserved matters planning permissions;
- Secure Section 278 Agreements with Staffordshire County Council in respect of undertaking all relevant highway works, in addition to any other agreements with statutory bodies as required;
- Procure any relevant third parties to enable delivery of the developments; and
- Development completion on both sites by March 2019.

10.2 The selected Delivery Partner will be expected to enter into the project contract with minimal variation.

10.3 The selected Delivery Partner will need to satisfy the Council that the proposed development scheme for each site is fully compliant with relevant planning policies and supplementary planning guidance.

10.4 The selected Delivery Partner must demonstrate that they have the availability, capacity and willingness to undertake the development of each site in accordance with the Council's requirements.

11.0 Technical Reports & Supporting Planning Documents

11.1 All technical reports and supporting planning documents pursuant to each site are listed below:

Kerria	Date
Planning Application Form & Certificates	March 2015
Decision Notice	July 2015
Site Location Plan	March 2015

Existing Site Plan	March 2015
Illustrative Masterplan (approved version)	May 2015
Planning Statement	February 2015
Design and Access Statement	February 2015
Statement of Consultation	February 2015
Ecological Appraisal	February 2015
Bat Survey Report	February 2015
Transport Technical Note	February 2015
Flood Risk Assessment	February 2015
Drainage Survey Report	April 2015
Phase 1 Geo-Environmental Desk Study	July 2014
Tree Survey Report	February 2015
Utilities Assessment	February 2015

Tinkers Green	Date
Planning Application Form & Certificates	March 2015
Decision Notice	June 2015
Site Location Plan	March 2015
Existing Site Plan	March 2015
Illustrative Masterplan	March 2015
Planning Statement	February 2015
Design and Access Statement	February 2015
Statement of Consultation	February 2015
Ecological Appraisal	February 2015
Bat Survey Report	February 2015
Transport Technical Note	February 2015
Flood Risk Assessment	February 2015
Drainage Survey Report	April 2015
Phase 1 Geo-Environmental Desk Study	July 2014
Tree Survey Report	February 2015
Utilities Assessment	February 2015

11.2 Responses to questions / clarifications may be provided to tenderers on a confidential basis if requested. The Council reserves the right to consider any such request and will either respond on a conditional basis or give the tenderer the right to withdraw the question. If the tenderer does not elect to withdraw the question, and the Council considers any such question to be material significance, both the question and the response will be communicated in an anonymous form to all prospective tenders using the DPP2 system.

12.0 Contact Details

12.1 Contact details for Tamworth Borough Council are set out below:

Alison Knight – Housing Development and Regeneration Officer
 Email: alison-knight@tamworth.gov.uk
 Tel: 01827 709286

Rob Barnes – Director of Housing and Health

Email: rob-barnes@tamworth.gov.uk
Tel. 01827 709709

Andrew Barratt – Director of Assets and Environment
Email: Andrew-barratt@tamworth.gov.uk
Tel. 01827 709709

Stefan Garner – Director of Finance
Email: Stefan-garner@tamworth.gov.uk
Tel. 01827 709242

David Onion – Corporate Procurement Officer
Email: david-onion@tamworth.gov.uk
Tel. 01827 709371

12.2 Contact details for Bilfinger GVA are set out below:

GVA: Simon Phillips – Director (Planning, Development and Regeneration)
Email: simon.phillips@gva.co.uk
Tel. 0121 609 8265

GVA: Laurence Holmes – Principal (Planning, Development and Regeneration)
Email: laurence.holmes@gva.co.uk
Tel: 0121 609 8060

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