



THE GALLERIES SHOPPING CENTRE

REDEVELOPMENT PROJECT MEMORANDUM OF INFORMATION

**TOWNS
ARE THE
NEW CITIES**

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1. Foreword



Wigan Council is delighted to bring The Galleries redevelopment opportunity to market. This project presents one of the largest development opportunities in Wigan and we are looking forward to working with the private sector to deliver our vision for the site and wider town centre ("Town Centre").

Wigan has one of the most progressive local Councils in the country. It has charted a new strategic course which will transform its Town Centre to become a dynamic place where business thrives, where people choose to live and visit, and where young people starting their working lives can access the support they need to prosper. Alongside this new strategic direction it has demonstrated its commitment to invest its own resources to create a momentum for long term sustainable change.

One of the earliest manifestations of this approach is The Galleries development which lies at the heart of the Town Centre. Acquired by the Council for the purposes of driving transformational change, this is now being brought to market.

The Galleries redevelopment offers the ability to not only transform this site itself but be a catalyst for further investment which will enable the creation of a vibrant town centre which supports the economic growth of the town and wider borough.

The aspiration is that the redevelopment will deliver a mixed-use scheme which is distinctive within Greater Manchester. The development should seek to provide a new rebranded market which will sit in the centre of the town and provide a focal point, introduce new town centre living and additional leisure facilities with a revived food & beverage offer to support the evening economy.

The Council is seeking a partner who shares its ambitions for the Town Centre to remodel the existing development not only to provide a new mixed-use scheme with an associated new vibrant market but also to stimulate the wider process of physical change. The development partner must be able to demonstrate: a commitment to the principles of the vision; the capacity to work in partnership with the Council and other stakeholders; and have access to the necessary investment to facilitate delivery.



"Wigan is a confident and forward looking place. We know that the role of Town Centres generally is changing but we have decided to get ahead of the curve and provide the essential leadership to ensure our Town Centre can adapt and once again become a significant engine of growth for our borough. We look forward to working closely with the private sector to realise our vision. Our main requirement is that they share our vision and demonstrate an absolute commitment to work with us to make it a reality."

(David Molyneux, Executive Leader of the Council)



2. Introduction



Wigan Council ("the Council") is pleased to announce its intention to seek formal expressions of interest from parties wishing to consider working with the Council to implement its overarching vision for The Galleries.

This Memorandum of Information ("MOI") provides potential interested Bidders with background information in respect of The Galleries Shopping Centre Redevelopment Project ("the Project") in the Town Centre.

It should be read in conjunction with the accompanying Selection Questionnaire ("SQ"), the Draft Heads of Terms ("HoTs") and the additional information available on the online tendering portal PRoContract/The Chest ("the Portal") (www.the-chest.org.uk)

Council Commitment

In March 2018, the Council committed significant investment by acquiring the freehold and leasehold interest in The Galleries Shopping Centre. The Council already owned the freehold interest in the Market Hall and together, these parcels comprise the Site as shown edged red on the plan below ("the Site"). The Council have spent the time since the acquisition producing a strategic regeneration framework for the Town Centre.

On 26 September 2019, the Council's Cabinet approved their Officers' recommendation to progress with a procurement exercise to secure a strategic development partner for the Project. Further, Cabinet unanimously endorsed the proposed procurement route for identification of a strategic development partner.

Following Cabinet approval, the Council are now in a position to bring this opportunity to market and identify a suitable development partner to deliver the vision and objectives of the Project.

Role of the Development Partner

The Council is seeking a development partner to support it in facilitating the redevelopment of the Galleries Shopping Centre, Makinson's Arcade, Marketgate Shopping Centre and Wigan Market Hall, collectively known as the Site.

The Council's key requirements for the redevelopment of the Site ("the Project") include:

- repurposing surplus retail space for uses which help to support the economic development of the Town Centre which includes increasing footfall and encouraging an evening economy;
- delivering a mixed-use development which could include residential, hotel, food and beverage, a new leisure offer (such as cinema or bowling) and/or flexible workspaces;
- providing (by way of replacement) new facilities for the indoor Market within the Site which help to improve both the quality and mix of market stalls and to increase the market prominence on the high street;
- reopening the historic routes and streets to improve permeability and legibility of the Site and enable integration with adjoining streets and key assets within the Town Centre;
- delivering a scheme of a high architectural quality, which responds positively to the surrounding conservation areas; and
- retaining with the Council an ability to influence / control the form of development which comes forward, given its prominence within the town.

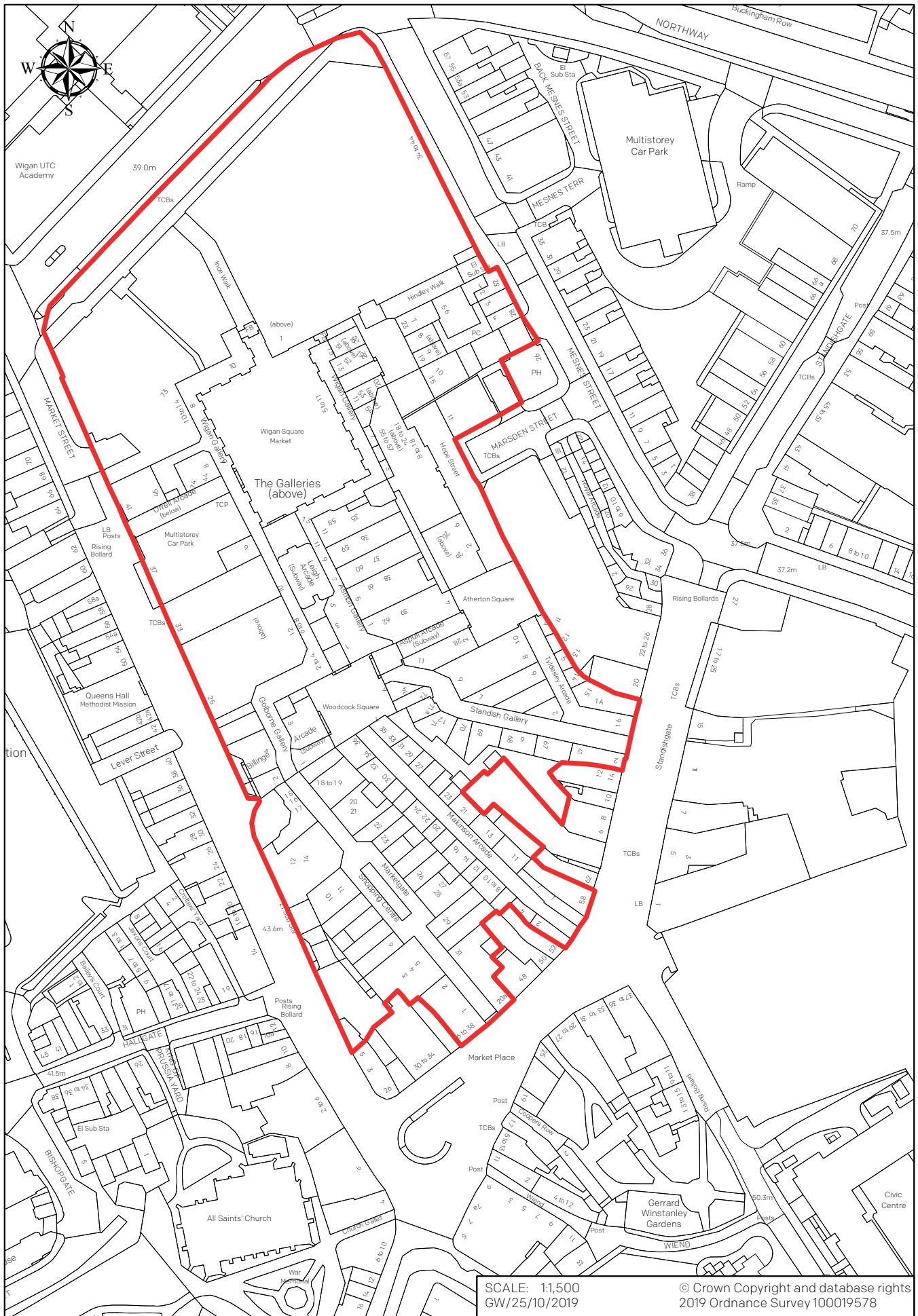


Figure 2.1 The Site

3. Wigan Today



The Wigan Borough

Wigan Borough ("the Borough") is one of ten metropolitan districts in Greater Manchester located between the major conurbations of Manchester and Liverpool. It has a population of c.320,000 people of which 90,000 live in the Town Centre and its suburbs. The Borough's population has grown by over 5% in the last ten years and this growth is expected to continue.

The Borough is home to around 13,000 businesses ranging from social enterprises through to international companies. Several of the North West's major food manufacturers are located in the Borough including Heinz and AB World Foods. The Borough has a strong manufacturing engineering base, with the emerging environmental technologies sector being the fastest growing in Greater Manchester. Whilst manufacturing is a pillar of the local economy, the Borough also has growing cultural and digital sectors and a large number of public sector employers, the most notable being the Council, the NHS and Wigan and Leigh College.

The number of businesses in the Borough is increasing at a faster rate than the Greater Manchester average and the Borough has seen the biggest reduction in unemployment in Greater Manchester.

Wigan benefits from excellent road connectivity with key gateways from the M6, M61, M62 and M58. It also enjoys good links to the A580 connecting Merseyside to Greater Manchester. These connections are part of the reason why the Borough is a clear choice for major logistics and manufacturing companies.

Wigan's rail connectivity rivals many major UK cities with five railway lines, including the West Coast Mainline, converging in the town. By 2026, Wigan will also benefit from classic compatible HS2 trains making it an interchange for Wigan, Liverpool, Lancashire and Manchester.

Wigan Town Centre

The Town Centre benefits from proximity to three good and outstanding rated primary schools. In the heart of the Town Centre the Innovation and Learning District – which includes The Youth Zone, the Deanery High School and Wigan and Leigh College – forms one of the most impressive 11-19 education clusters in the North of England.

Wigan's main hospital, Royal Albert Edward infirmary, is located one mile north of the Town Centre and is one of the Borough's key employers. The Thomas Linacre Outpatient Centre is located 0.2 miles north of the Site and provides outpatient care to 100,000 patients per annum in Wigan.

The Council employs over 4,000 staff, exclusive of educational staff, is the ninth largest metropolitan authority in the country and the second largest in Greater Manchester. As one of the largest employers in the Borough, the Council delivers 700 services to over 320,000 residents.

The Town Centre has an impressive retail and leisure offering with 120,000 sq m of retail floorspace with two main shopping centres, The Galleries (the Site) and The Grand Arcade. In addition to offering 10,000 jobs to workers from across the Borough and beyond, the Town Centre benefits from 300,000 visitors per week. The Town Centre has a catchment of 645,000 people within 20 minutes travel by road from the Town Centre, strong adjacent residential markets particularly around Mesnes Park, and good schools within the Town Centre and in the wider area.

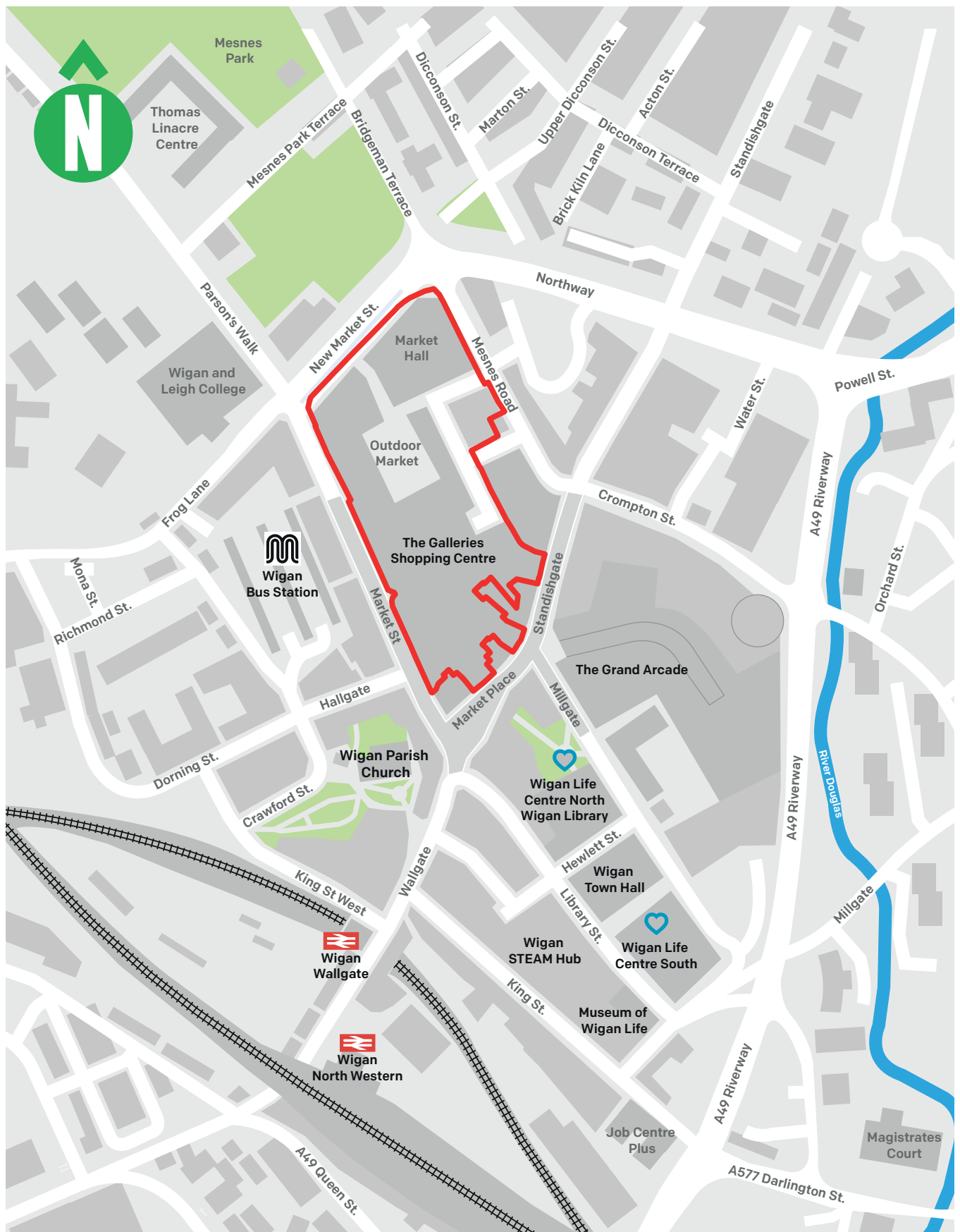


Figure 3.1 Wigan Town Centre

The retail core in the Town Centre extends along Standishgate, Mesnes Street and Market Street with the majority of retail units being located within The Grand Arcade and The Galleries.

The Grand Arcade is a shopping centre that was built in 2007 and is owned by RDI REIT. The centre is fully occupied and home to around 48 retailers with numerous national retailers represented including:

- Topshop
- River Island
- Next
- H&M
- Schuh
- Boots
- Pandora
- New Look
- Body Shop
- Debenhams
- M&S

The Galleries is located on Standishgate, is an operational shopping centre and accommodates a mix of large national and local independent retailers as well as catering to the local market. The Galleries forms part of the high street frontage along Standishgate.

Primark also occupies an off-centre location on Standishgate and performs well, acting as a draw for footfall in this part of the Town Centre.

Collectively, the Town Centre has an oversupply of retail units. Given the challenges of the high street nationally, retailers are seen to be consolidating their retail portfolios on a national scale. Across the Town Centre, there are some issues with vacant retail units, which is due to be further exacerbated following the announcement of Marks and Spencer's departure on 5th November 2019 from their unit on Standishgate.

This is one of the primary drivers for the Project: to repurpose the Town Centre so that it can transform itself into a destination of choice that both satisfies the demands of today's consumers whilst preserving its strong heritage.



Figure 3.2 The Grand Arcade

The Deal 2030

In 2018, the Council consulted with more than 6,000 residents in 83 locations across the Borough to find out what matters to them and received more than 10,000 ideas. These ideas have helped to shape the ten priorities of the Deal 2030 – the Council's new corporate strategy. The Deal 2030 consultation highlighted that residents want to see the re-invention of the Town Centre by creating a vibrant residential community where people of all ages can enjoy the convenient of local services as well as being part of an engaged community.

It is recognised that the Town Centre living offer is limited with the majority of housing stock comprising terraced housing and flats on the periphery, rather than in the core of the Town Centre. Frequently mentioned throughout the Big Listening Project was the idea of introducing a variety of housing types across all areas of the Borough, both in the Town Centre and the wider community as a way of keeping the Town Centre alive both day and night. The projected growth in population from c320,000 to 346,300 by 2030, creates an opportunity to deliver housing in and around the Town Centre.

The proportion of owner-occupiers in the Town Centre is significantly lower than comparable regional towns. This presents an opportunity to provide an open market sales product as part of the offer for residents in addition to providing housing of different tenures to fulfil housing needs of the Borough. Currently, there are no residential schemes under construction within the Town Centre. The Project presents an opportunity to develop a town centre living offer and provide a product to meet latent demand and retain young, creative and professional workers.

In addition to housing, a significant number of residents were also keen to see the Town Centre transition from commercial spaces to providing more leisure facilities. Residents expressed views over having more facilities to promote an evening economy, e.g. more bars/restaurants/cinema, escape rooms, ice rink etc. Many talked about a "bespoke" offer, e.g. artisan markets and independent shops, cafes and restaurants. A common theme has been that residents often choose to spend their disposable income outside of the Borough for leisure as the offer is not strong enough in the Town Centre. Also, there has been recognition that as many people work, the 9-5 offer means that the Town Centre offer is not particularly accessible for them.

Town Centre Strategic Regeneration Framework

The Council recognises the importance of guiding future development in the town and adopted The Strategic Regeneration Framework ("the SRF") for the Town Centre in January 2019.

The SRF sets out a single integrated plan for the strategic redevelopment of the Town Centre and identifies a clear set of interventions in the short, medium and long term to guide growth and to help deliver the transformational change that is required through regeneration in the Town Centre.

The SRF establishes a series of key strategic priorities that underpin the overarching vision:

- Build an ecosystem to keep young people and families in Wigan;
- Grow and diversify the business and amenity base to deliver a distinctive town centre including providing space specifically for start-up businesses and to encourage young people to remain in the Borough;
- Introduce town centre and street scene management to improve the experience for residents, workers and visitors;
- Retain the retail base through a defensive retail strategy; and
- Diversify the amenity base.

Although significant work has already taken place in the Town Centre prior to the adoption of the SRF, the SRF has identified a number of additional priority projects, of which this Project is one. These projects are being taken forward to further drive growth in the Town Centre. The work undertaken to-date is reflected in the section below – Town Centre Investment and Development.



Town Centre Investment and Development

The Council is committed to continuing to develop the Town Centre and the wider Borough in a bid to create jobs, promote further investment and improve the experience of those who live and work there, building on the interventions and priority projects set out in the SRF.

As the SRF highlights, the Borough is in an advantageous position as the Council is ready and willing to take the lead in meeting the challenges. A coordinated effort with strategic partners, underpinned by the vision and interventions set out in the SRF, will provide a focus for growth in the Town Centre. Significant work has already taken place, or is underway, to drive growth in the Town Centre. This has included substantial investment by the Council and other partners as set out below.

WIGAN AND LEIGH COLLEGE

Significant investment has been made at Wigan and Leigh College, Wigan Youth Zone and the Deanery High School. Collectively, Wigan and Leigh College and Wigan Youth Zone are situated directly behind the Project site on New Market Street and Parson's Walk, whilst the Deanery High School is located less than half a mile away and encourages a number of younger people into the Town Centre every day.

WIGAN BUS STATION

Redevelopment of Wigan Bus Station, which re-opened in October 2018, now provides a much improved user experience and a gateway into the Town Centre. The newly refurbished station is located on Market Street, directly adjacent to the Project site which is used as a thoroughfare for people passing from the bus station through The Galleries.

The £15.7m bus station connects the Town Centre to Manchester city centre and other surrounding regional towns. The redevelopment included a full refurbishment of the bus station as well as new live bus departure displays, a newsagent, improved pedestrian links to the town centre and covered cycle parking.

“WIGAN BOROUGH IS IN AN ADVANTAGEOUS POSITION”



Figure 3.3 Wigan Youth Zone



Figure 3.4 Wigan and Leigh College



Figure 3.5 Wigan Bus Station



Figure 3.6 The Old Courts

THE OLD COURTS

The Old Courts (Gerrard Winstanley House) were recently redeveloped to provide a multi-arts venue accommodating a music venue, a theatre, an art gallery, bars, a plant-based restaurant, event spaces, rehearsal spaces and artists' studios. Following the success of The Old Courts, The Royal Court Theatre on King Street was acquired by the same investor in 2018 to further develop and expand the creative, arts and culture offer in the town centre. Heritage Action Zone funding has been secured to support the redevelopment of the theatre, subject to project design approvals.



Figure 3.7 The Royal Court Theatre

WIGAN LIFE CENTRE

In 2014, the Council brought together their own staff and a new public leisure offer in a new development within the Town Centre. The development of Wigan Life Centre provides a new public services hub for the Council as well as a community leisure centre accommodating a swimming pool and gym across two buildings in the heart of the Town Centre. Believe Square, located outside of the Life Centre, underwent regeneration in 2014 and provides an area of public realm for the Town Centre.



Figure 3.8 Wigan Life Centre South

MARKET PLACE

The Council has invested in improvements to the public realm in the Town Centre. This has seen Market Place transformed into a focal point within the Town Centre. The new Market Place, which is situated on the frontage of The Galleries Site, and was completed in March 2019, provides an improved environment for visitors and businesses as well as a place for events and leisure activities.



Figure 3.9 Market Place

WIGAN PIER QUARTER

The Edge, a new conference and performance venue, seats over 1,000 people. The quarter has seen residential and commercial development along with further arts and cultural space at Trencherfield Mill.

Planning permission for the redevelopment of Wigan Pier was secured in July 2019 and work has now commenced to deliver cultural and events space, a gin distillery and microbrewery, along with spaces for cafés, bars and deli retailers. The Project will also deliver a hotel, eight townhouses, an education centre and canal-side walkways.



Figure 3.10 The Edge



Figure 3.11 Trencherfield Mill



Figure 3.12 Wigan Pier – Development under construction

Housing Infrastructure Investment Funding

A number of additional investments in infrastructure have been made across the Town Centre including:

- An ongoing programme of cycling and walking improvements, with further investment planned to improve connectivity between the Town Centre and the Pier Quarter;
- Investment in highways - the A49 and M58 strategic link roads will create a new route towards the town centre from the M6 and M58 reducing journey times and congestion; and
- Investment in the historic fabric of the Town Centre Conservation Area through the Townscape Heritage Fund (THF).

Public Sector Support

Future High Streets Fund

MHCLG has set up a new £675 million Future High Streets Fund to support local areas to respond to and adapt to the changing nature of the high street which aligns with the Council's objectives for the Town Centre.

The Council have been selected to proceed to the second phase and a business case is currently being prepared for the required submission date in April 2020.

The Council are proposing a range of interrelated interventions to drive the growth and regeneration of Town Centre building on the priority projects and interventions including elements of the Project. Funding secured from this process will augment the considerable investment already planned by the Council, and third parties, to support the transformation of the Town Centre.

High Street Heritage Action Zone

The High Street Heritage Action Zone ("HAZ") initiative was launched by the Government in parallel with the Future High Streets Fund, targeted specifically at securing lasting improvement to historic high streets and the communities who use them.

The Council led a successful bid focussed on the King Street area securing approximately £1.2 million of in principle funding. The proposal will be developed through the Programme Design phase until January 2020 and will run for 4 years (2020-2024).

The King Street HAZ comprises investment in key listed buildings to bring them back into active use, restore architectural features and enhance public realm. It also includes a package of measures to engage the local community in cultural heritage activity. The Project will catalyse the diversification of uses in the King Street area, driven by the refurbishment of the Royal Court Theatre, and raise the image and profile of this part of the Town Centre.

Other Town Centre Initiatives

Whilst not directly relevant to the Town Centre, the Council has bid for Housing Infrastructure Investment Funding of £186 million to unlock 13,000 new homes across the Borough and neighbouring Bolton.

HS2 Growth Strategy

From 2026, HS2 classic compatible trains will stop at Wigan North Western Station providing services to and from London, and joining the existing West Coast Mainline until works on HS2 Phase 2b are completed in 2033. On completion of Phase 2b Wigan will become a gateway to high speed rail providing services to Birmingham in 35 minutes and London in 1 hour 23 minutes and a further 8,000 extra commuter seats per day. Services will continue on the West Coast Main Line providing additional connections from the Borough through to northern England and Scotland.

In partnership with Wigan Council, TfGM has appointed Mott McDonald and BDP to support the preparation of a HS2 Growth Strategy. The strategy will have a focus on how to capitalise on the arrival of HS2 and ensure that it acts as a catalyst for economic growth.

Business incubation space

The Council are in advanced discussions with a private developer relating to the delivery of business incubation space within the Town Centre. Improving available space to small and start-up companies within the Town Centre should create further economic benefits and a different business dynamic within the Town Centre.

4. The Site and Title Information



Site Location

The Site is located in the heart of the Town Centre fronting onto the prime retail pitch of Standishgate / Market Street in part, and within walking distance, of Wigan Wallgate and Wigan North Western train stations, the bus station and all the services and facilities offered by the Town Centre.

The Site extends to approximately 3.2 ha (7.9 acres) and is bound by New Market Street to the North, Mesnes Street to the east, Standishgate to the south and Market Street to the west (refer to Figure 4.2).

Part of the Site, The Galleries Shopping Centre, was acquired by the Council in March 2018, with the Market Hall already in the freehold ownership of the Council. The red line boundary below shows the extent of the Council's ownership for identification purposes only.

The Site currently accommodates 'The Galleries Shopping Centre', 'Marketgate Shopping Centre', 'Makinson Arcade' and 'Wigan Market Hall' which are connected by a series of walkways, arcades and squares over two levels.

Part of the Site is currently in use as an operational shopping centre, The Galleries, and accommodates a mix of large national retailers and local independent retailers as well as local community uses. CBRE are currently asset managing The Galleries Shopping Centre, which has a vacancy of c.35%, a figure that is anticipated to continue to rise.

The Market Hall is located on the northern perimeter of the Site and a small outdoor market is located in Wigan Square. Both markets are underperforming, provide a limited food and drink offer and do not currently feature an offer that is in line with other more modern markets. The aspiration is for a new market proposition to

be developed which would involve refreshing the offer and the current mix of traders and relocating both markets into a more central location to help strengthen the existing retail core around Standishgate / Marketplace whilst creating a development plot in its place.

Makinson Arcade is located on the southern perimeter of the Site boundary and is an operational shopping arcade housing a number of small independent retailers. As part of an asset management strategy, Makinson Arcade is currently undergoing refurbishment including a replacement roof and internal floor as well as new shop front surrounds. It is anticipated that following the refurbishment programme, the Arcade will attract new tenants.

Marketgate Shopping Centre is located on the southern perimeter of the Site boundary and fronts onto Standishgate. The shopping centre is currently 100% vacant and could be used as a potential location to relocate the market to. The façade of both Makinson Arcade and Marketgate shopping Centre would be retained as part of any site redevelopment. The three adjacent retail units to the south west of Marketgate Shopping Centre are held under separate titles and do not fall within the Council's ownership. Should Bidders have alternative proposals for the relocation of Wigan Market, the Council would be open to discussions.

The Site also accommodates a multi-storey car park providing 625 spaces over 3 floors which is accessed from Mesnes Street and could potentially remain as part of the development.

Servicing for the existing Market Hall and the majority of the retail units takes place from the basement with access off Market Street. Servicing for the closed Marketgate Shopping Centre takes places on the roof via a ramp accessed from Market Street.



Figure 4.1 Aerial View of the Project site

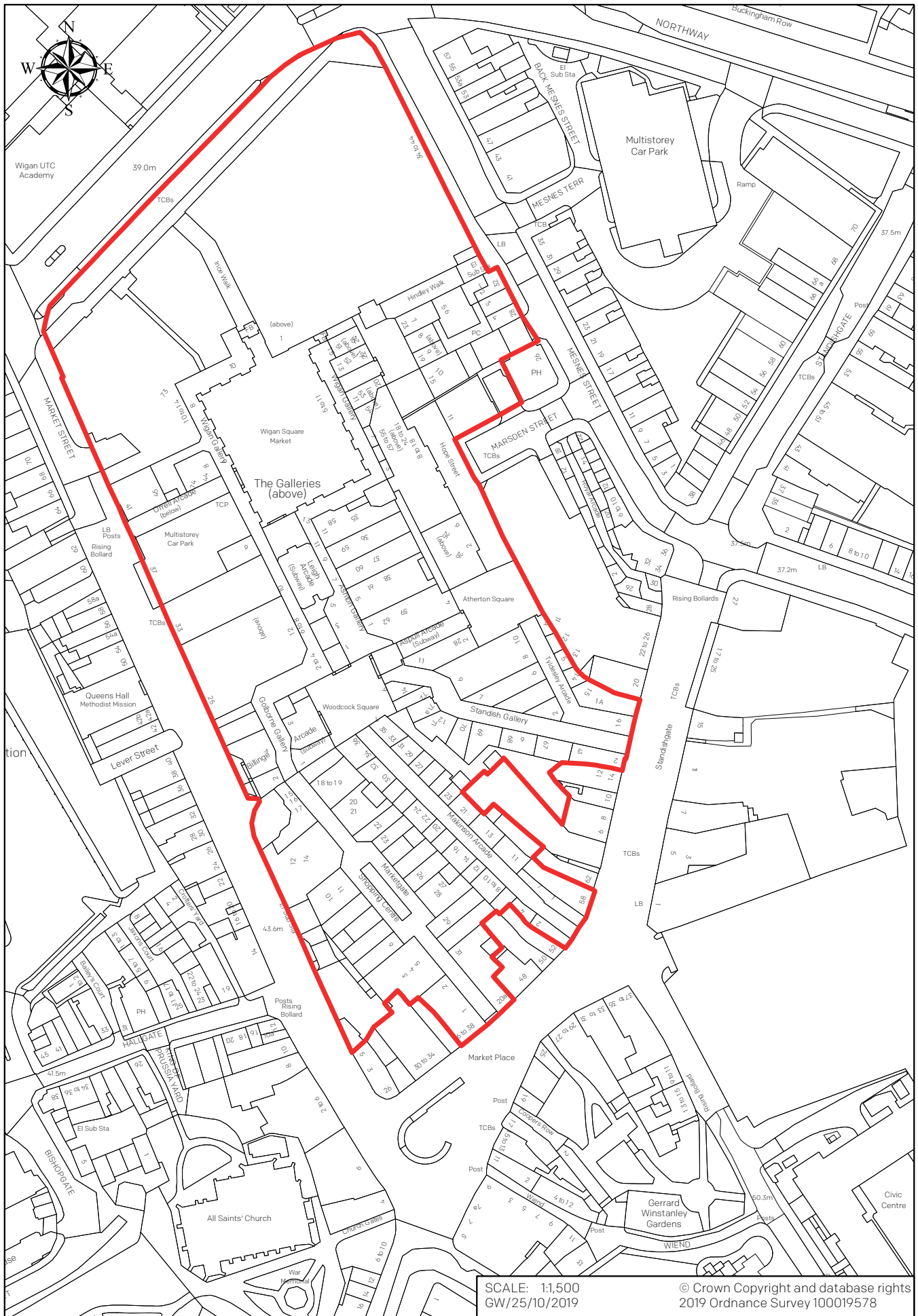


Figure 4.2 The Site

Tenure

The Site is held under six separate titles. Table 4.1 below identifies each title, their tenure and the ultimate freeholder/leaseholder for each. In relation to Title GM867659, The Council purchased a long leasehold interest in 2001 for a 999 year term, relating to the area of the site upon which Marketgate Shopping Centre is situated. Therefore, this is considered equivalent to ultimate freehold. Further due diligence should be undertaken into onerous lease obligations including restrictive covenants.

A copy of each title plan and register and all file documentation referred to within each register are provided in the Portal:

Title	Tenure	Description	Proprietor
GM538796	Freehold	Wigan Market Hall	Wigan Borough Council
GM730557	Freehold	The Galleries Shopping Centre	Wigan Borough Council
GM307342	Freehold	Makinson's Arcade	Wigan Borough Council
GM571870	Freehold	Market Place	Wigan Borough Council
GM720895	Freehold	11 Hope Street	Wigan Borough Council
GM867659	Leasehold	Marketgate Shopping Centre	Wigan Borough Council

Table 4.1 Title Information

There are a number of occupational leases which need to be considered as part of the redevelopment. Further details will be provided to shortlisted bidders.

5. Planning and Housing Context



The purpose of this section is to set out the planning and housing issues that should be addressed in the Project. It includes:

- Planning policy
- Appropriate uses
- Urban design considerations
- Town Centre residential market overview
- Residential development within the Site

Planning Policy

The Wigan Local Plan comprises the Wigan Local Plan Core Strategy (adopted in 2013) plus saved policies from Wigan Replacement Unitary Development Plan (adopted in April 2006).

The key policies relevant to the principle of the redevelopment of The Site are:

- Core Strategy Policy SP2: Our town and local centres – which sets out overarching principles for town centre development;
- ‘saved’ Replacement Unitary Development Plan Policy S1A: Principal Shopping Areas – which defines the principal shopping area within Wigan town centre; and
- ‘saved’ Replacement Unitary Development Plan Policy S1B: Town Centres – which refers to mix of uses acceptable in town centres outside the principal shopping area.

The Site is designated as the Principal Shopping Centre in the saved UDP policy S1A. This is a rigid policy promoting shops (A1), with other Class A uses permitted subject to impact on vitality and viability impact and design. There is effectively a presumption against other uses, including housing, unless the terms of the policy are met and also that it can be demonstrated that they could not be reasonably located outside the principal shopping area.

However, whilst UDP Policy S1A forms part of the development plan, material considerations exist that would justify a departure from it because the policy is now 13 years old and does not reflect the shift in how the Town Centre now operates, including recognition that the development of the Grand Arcade (opened in 2007) has effectively shifted the principal shopping area in the Town Centre eastwards away from the Site which was the Town Centre’s previous core shopping area. Where Local Plan policies are considered to be out-of-date, other material considerations are taken into account and national planning policy (NPPF) takes precedence.

Saved UPD policy S1B promotes a range of uses in the Borough’s town centres outside of the Principal Shopping Areas. Although the Site is within the Principal Shopping Area, this policy is a material consideration because it seeks to attract a range of uses to Wigan Town Centre to promote viability and vitality, which the Project would bring, including housing.

In addition, Core Strategy Strategic Policy SP2 is a material consideration supportive of the Project. It states that the Borough's centres, including the Town Centre, will be enhanced as thriving, attractive and locally distinctive places, which can support a broad range of activities. It goes on to provide that within these centres the Council will support proposals to improve their prosperity and that new retail development and other main town centre uses will be directed to town and local centres.

It identifies the Town Centre as the Borough's principal town centre, has an important sub-regional role and will be enhanced as the prime location for shopping, offices, education, leisure, entertainment, arts, tourism and cultural uses serving the west and centre of the Borough and its wider hinterland.

The policy goes on to state that in the subsequent local plan, the town centre boundary will be reviewed and will contain detailed policies to:

- respond to the shift in activity eastwards within the Town Centre as a result of the development of the Grand Arcade and the 'Wigan Life Centre' in order to maintain its vitality and viability and its successful function as a large 'market town';
- better integrate the town centre with surrounding areas;
- better integrate the provision of rail services between the two stations and with other forms of transport, notably bus services. Improve the quality of the town's streets and spaces, including the planting of street trees; and
- make it a more attractive location for economic development.

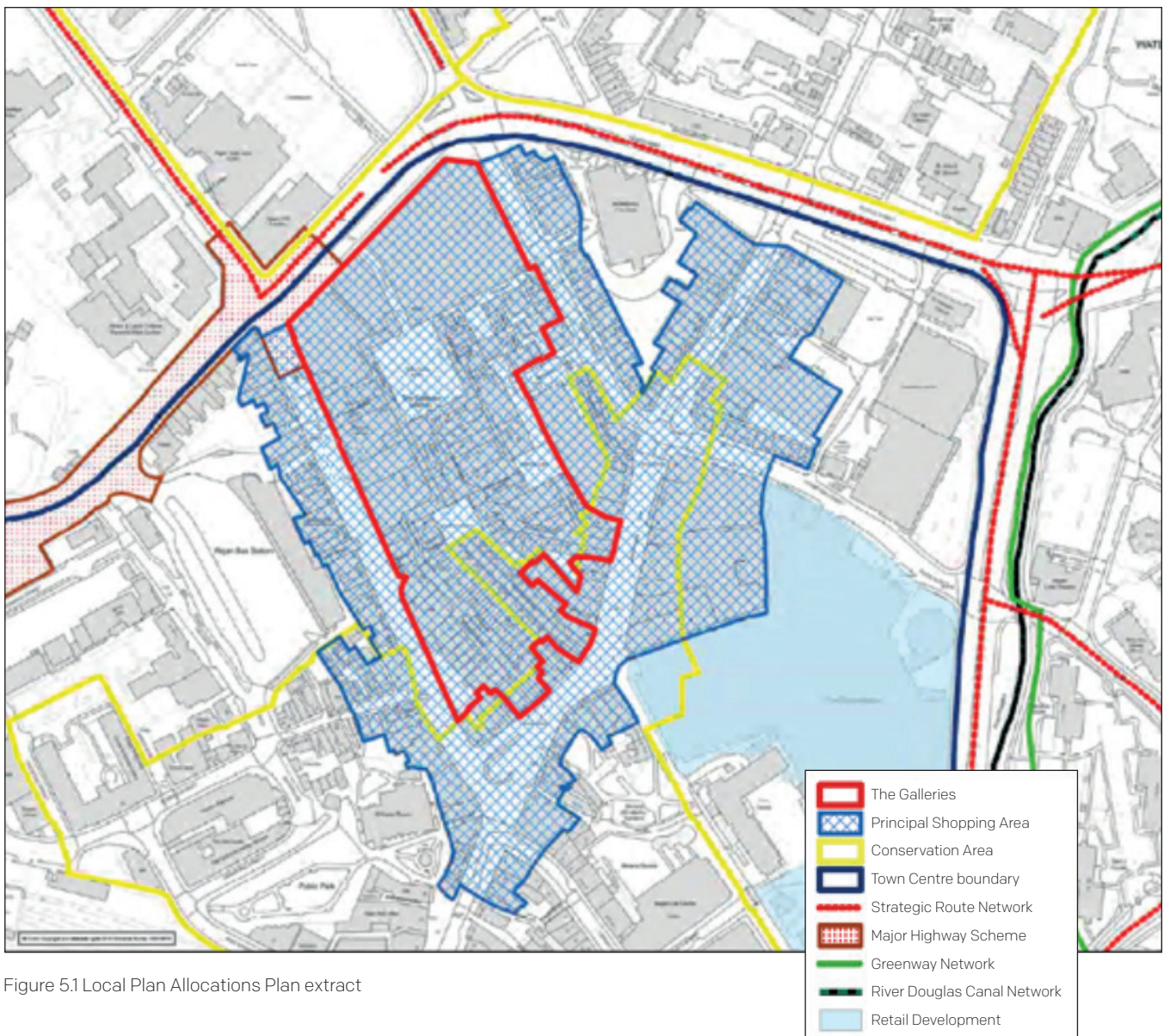


Figure 5.1 Local Plan Allocations Plan extract

The following list summarises the key Local Plan policies that should also be taken into account (key policies are highlighted in bold font):

SD1 – presumption in favour of sustainable development	CP5 – economy and employment	CP11 - historic environment
SP1 – borough spatial strategy	CP6 – housing	CP13 - low carbon development
SP2 – town and local centres	CP7 – accessibility	CP18 - developer contributions
CP1 – health and well-being	CP9 – strategic landscape and green infrastructure	EV4A – development and design on conservation areas
CP3 – community facilities	CP10 – design	A1S – parking in new developments

Table 5.1 – Local Plan Policies

Supplementary Planning Documents

In addition to Local Plan policy the Council has a series of Supplementary Planning Documents (SPDs) that provide greater detail on the application and interpretation of policy.

The most relevant to the redevelopment of Project site are:

- Affordable Housing in New Residential Developments;
- Open Space in New Housing;
- Design Guide for Residential Development;
- Access for All; and
- Landscape Design

Relevant Planning History

In terms of planning precedent, there is one planning application relevant to the Site which is summarised in Table 5.2. Planning permission was granted for the redevelopment and reconfiguration of The Galleries on 12 November 2014. This planning application was not implemented and subsequently expired on 12 November 2017.

The planning application can be viewed on the Council's Planning portal:
<https://planning.wigan.gov.uk/online-applications>

Date	Reference	Applicant	Description	Outcome
12/11/2014	A/14/79428	Vale Retail	Outline planning application for the reconfiguration and redevelopment of the shopping centre and associated works to provide a development comprising use classes A1-A5, B1, D1 and D2 and multi-storey car parking.	Approved with conditions. Now expired

Table 5.2 – Outline Planning Permission

Historic Environment

The Site is partially located within the Wigan Town Centre Conservation Area. The Conservation Area boundary encompasses the units on Standishgate and all of Makinson's Arcade as shown in Figure 5.2.

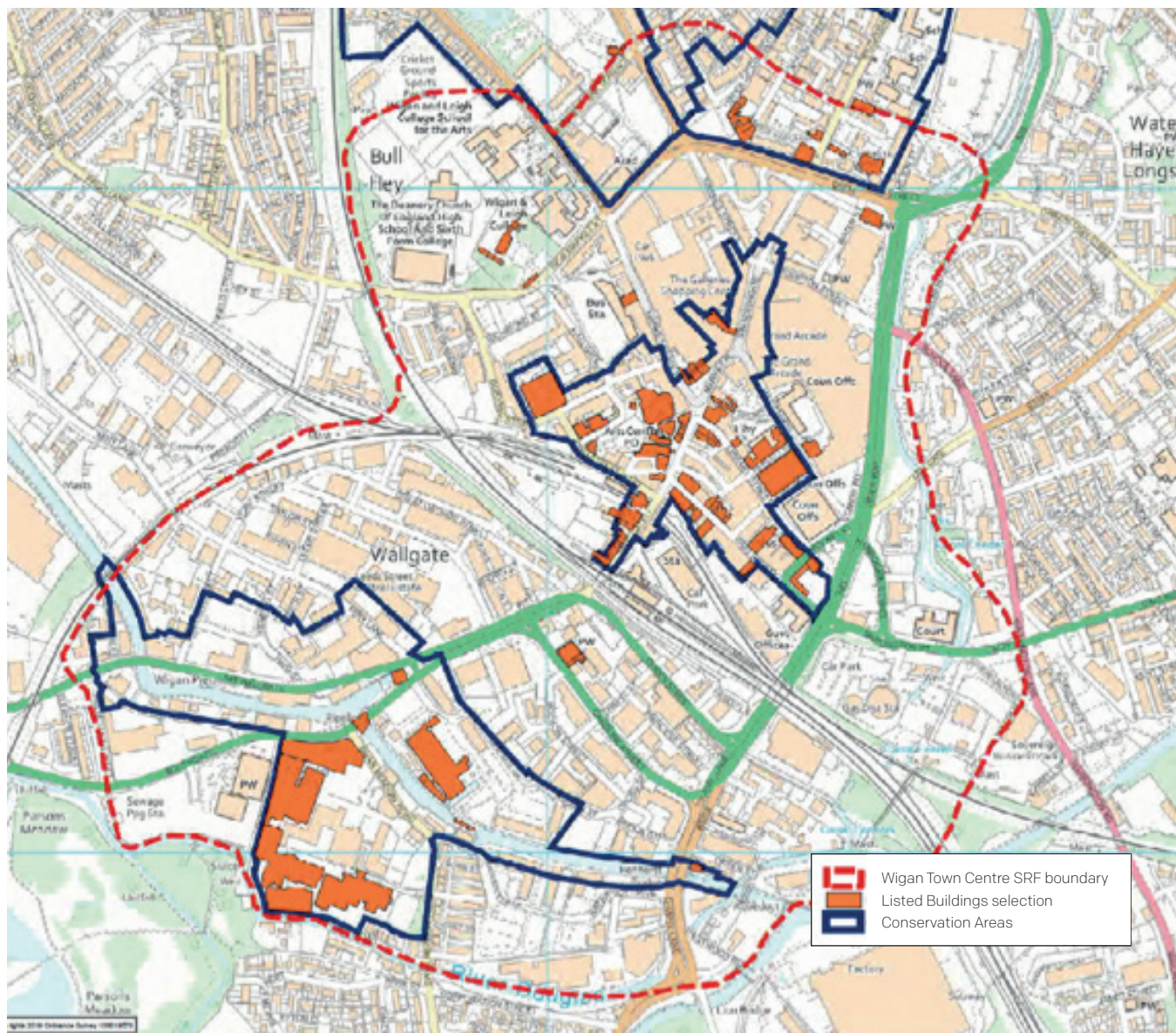


Figure 5.2 Wigan Town Centre Conservation Area Boundary

Part of one listed building lies within The Galleries site, this is number 26-38 Market Place (Royal Bank of Scotland). However, only the modern extension to this premises that forms part of the Marketgate Shopping Centre is included in The Galleries site. This portion of the premises is technically listed due to its physical connection to the original (1906) part of the building, however this modern addition is not specifically referenced in the Historic England list entry (<https://historicengland.org.uk/listing/the-list/list-entry/1384490>). An opportunity exists in principle to enhance the setting of the historic element of the listed building, and to further reveal its significance by the removal or enhancement of the modern element, subject to detail. There are six other Grade II listed buildings in close proximity to the Site. Figure 5.3 and Table 5.3 details the listed buildings in and adjacent to the Site.



Figure 5.3: Listed Buildings within and in proximity of the Site

The listing description for each of these listed buildings is provided on the Portal.

Building	Listing
4 Standishgate (Natwest Bank)	Grade II
26-38 Market Place (The Royal Bank of Scotland)	Grade II
30-34 Market Place	Grade II
28 Market Place	Grade II
26 Market Place (includes 1-5 Market Street)	Grade II
Wigan Parish Church	Grade II
Queens Hall	Grade II

Table 5.3 – Listed Buildings in close proximity to the Site

Physical Opportunities and Constraints

The redevelopment of the Site should respond positively to the physical opportunities and constraints of the Site, in particular:

- High profile central location;
- Large scale of the Site;
- Opportunity for excellent connectivity at the heart of the Town Centre;
- Permeability through the Site;
- Linkages with Mesnes Park;
- Relationship with heritage assets;
- Relationship with adjacent buildings in 3rd party ownership;
- Services and utilities including parking;
- Varied townscape; and
- Topography of the site and impact of building levels.

Appropriate Uses

The Project is expected to contribute to extending the range and quality of uses within the Town Centre. A wide range of town centre uses are considered acceptable, in principle.

Further guidance will be provided in The Galleries Site Planning Brief on the parameters and location principles for potential uses, however the Council does not intend to be prescriptive. A copy of this document can be found on the Portal. The Project will need to be flexible to respond to market demand.

Appropriate uses for the Project include:

- Retail - consolidated towards Standishgate and Market Place;
- Relocated market – positioned to maximise visibility, footfall and relationship with the 'high street' (Market Gate Shopping Centre is identified as a potential preferred location);
- Residential – potentially acceptable across the site but particularly at upper levels;
- Leisure – a variety of leisure uses may be appropriate (such as a cinema, bowling etc.) to diversify the types of uses in the Town Centre;
- Hotel – there is considered to be potential for a hotel to meet a gap in the current market;
- Business (B class) uses - to contribute towards attracting commercial sector to the Town Centre; and
- Food and beverage – quality offer comprising both multiples and independents in particular to expand the existing offer to cater for a wider audience and extend the opening hours.

Urban Design Considerations

The redevelopment of the Site should consider the following urban design issues:

- Scale and massing (including prevailing height and punctuated heights);
- Opportunities for refurbishment of the existing structure versus demolition and new build;
- Scope to maximise active ground floor frontages;
- Integration with the existing built form;
- Degree of flexibility on location and quantum of specific uses;
- Routes and connections to ensure a legible and permeable layout that links with surrounding town centre and remains open and accessible throughout the night;
- Micro-climate to ensure public spaces are pleasant places to dwell and not compromise by excessive exposure to shading and wind;
- Sustainability (low carbon and green credentials) to minimise the environmental impact of the building during construction and throughout its operation;
- Appropriate material palette;
- Servicing to ensure uses are adequately serviced with minimised impact on public realm and any sensitive adjacent uses;
- Accessibility for all - appropriate gradients, alternatives to steps, street furniture and materials that cater for the requirements of all users;
- Landscape design embedded in the Scheme;
- Clear relationships between public realm and private spaces; and
- Interim (meanwhile uses) to ensure that the portions of the site remain active and accessible.

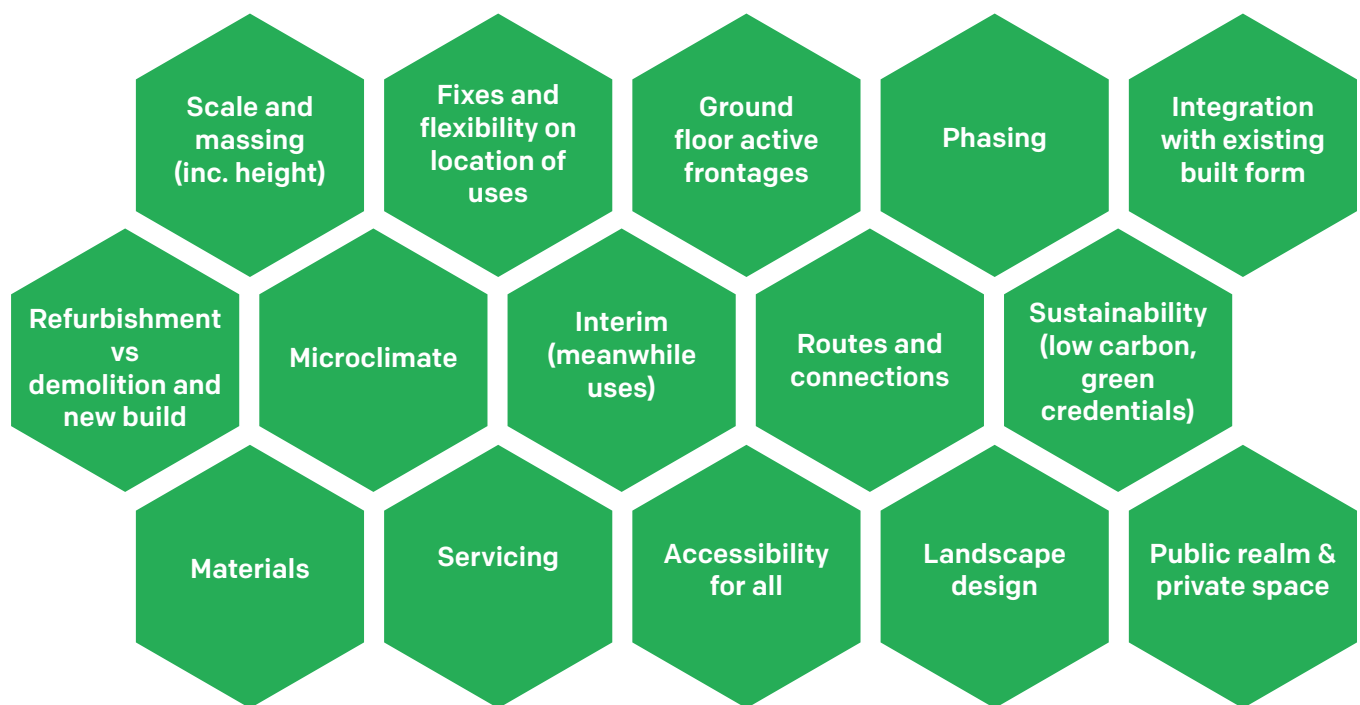


Figure 5.4 Urban Design Considerations

Town Centre Residential Market Overview

The Wigan Town Centre Residential Study (2018) demonstrated that the Town Centre has a strong platform upon which to build an enhanced residential offer. The Town Centre already boasts many of the assets required to support successful residential communities including:

- A strong Town Centre offering a range of retail, leisure and cultural opportunities;
- Excellent access by road and rail to employment opportunities with commitments to significantly enhance these through HS2 and the new A49 and M6-M58 Strategic Link Road;
- Excellent educational facilities within the town centre and the wider area;
- Established and popular residential areas on the edge of the town upon which to grow new neighbourhoods;
- Attractive historic buildings with potential to be enhance further;
- Attractive parks at the heart of the Town Centre and around its edges and the Leeds Liverpool Canal providing potential for waterside living;
- A committed local authority with a strong vision and willingness to work with developers and other public sector partners to support development; and
- Developers who see the potential in the Town Centre and are keen to work with public sector partners to support new homes to be delivered.

The analysis points to the potential to attract a range of households including;

- Town Centre residential development will be attractive to working populations including young professionals and those who cannot afford or don't want to live in the regional centres of Manchester or Liverpool (equidistant). Wigan could offer a connected location but at a more affordable price and a new market for higher density living;
- Families could also be a potential market as the Town Centre has the benefit of an excellent range of educational facilities and is situated near mature housing market areas such as Swinley;

- Retirement/older peoples housing – with an accessible Town Centre on the doorstep; and
- The assumption will be that these occupiers will be accommodated in a mix of tenures and unit types depending on the specific characteristics of a particular site and an appropriate scheme should be designed to best fit it.

The Borough already has a range of existing residential accommodation within close proximity to the Town Centre but this tends to be mainly terraces or high rise apartments built for social housing and there is limited residential accommodation the core of the town centre.

The Study identifies the opportunities to make a step change in the Town Centre's residential offer which is expected to include:

- Focus on modern quality accommodation offer to complement the existing traditional or slightly dated existing supply. This should include homes and apartments mainly low to mid-rise. The Town Centre could be a great location to offer well managed reasonably priced homes for rent for individuals, couples and families. In terms of the latter, this should respond to the Town Centre's educational offer by providing modern family houses to rent and buy within the Town Centre to complement the existing older family homes in the surrounding area;
- Good quality conversions of heritage buildings including the town's mills (Eckersley and Pagefield). There are a number of excellent examples of how new life can be breathed into these buildings including Trencherfield Mill and the Old Court House. Scope also exists for the conversion of vacant units above shops;
- Well managed, affordable rental schemes to attract the "forgotten majority" who are working but cannot afford to buy their own homes and are unlikely to be eligible for social rented homes; and
- Specialist housing for older people to access the facilities that the Town Centre has to offer.

Residential Development within the Project

The Project provides a key opportunity to deliver the step change in the Town Centre residential market. The ambition is to establish a high quality, desirable housing offer in this well-connected, sustainable location providing accommodation aimed at aspirational young people, key workers and older households. The objective being to deliver the aspirational residential products to the Town Centre that don't currently exist to meet a market gap and help drive up residential values in the Town Centre.

Overall residential capacity of up to 500 units is considered acceptable in principle. The scale, massing and materials of the development should be appropriate for the surrounding area and complement the other development proposals and uses for the Site.

A range of housing products are considered to be suitable to meet the aspirations for housing on the Site:

- New homes for market rent;
- Homes for sale;
- Mix of apartments and town houses/ mews developed at an appropriate urban density; and
- Homes for older households seeking to downsize.

In keeping with the town centre setting and to promote sustainable modes of transport, the residential development should be set within the public realm, offering good links and safe pedestrian and cycle access as well as resident parking facilities.

It is an aspiration for the Project that it offers a range of housing tenures, including homes for both rent and sale, including affordable homes. The inclusion of high quality homes for market rent will be a critical element of raising the quality and diversity of the private rental market in the Town Centre through creating critical mass of this type of development. High quality design and good management will be essential.

The Council's Core Strategy policy (CP6) suggests that 25% of dwellings in a new development should meet the definition of 'affordable housing' dwellings, subject to viability. Further information is set out in the Affordable Housing Supplementary Planning Document.



Figure 5.5 Wigan Pier Housing development

6. Role of Strategic Development Partner



Introduction

The Council is seeking a Strategic Development Partner (“SDP”) who is able to work with the Council on a long term basis, to bring forward the Scheme over a number of years.

The role of the SDP is expected to include development management, devising a funding strategy and overseeing delivery of the Scheme. It is also anticipated that the SDP will have the opportunity to act as developer on elements of the Scheme to be agreed through the procurement process.

It is anticipated that the Scheme will be brought forward on a phased basis due to the size of site and scale of development opportunity available. The Council wishes to appoint a SDP who can not only partner with the Council on a long term basis but also be flexible in their approach to each phase of development. This will include tailoring the SDP’s role and level of commercial return to reflect the specific circumstances of each development phase.

The following more specific points should help guide potential Bidders on the aspirations for the site, to be discussed during the dialogue process.

- repurposing surplus retail and other redundant space within the Site boundary for uses which help to support the economic development of the Town Centre which includes increasing footfall, encouraging an evening economy and helps to catalyse further development within the town;
- the Site should be developed for a mixture of uses that could include, but are not limited to residential, hotel, food and beverage, a new leisure offer, (such as cinema or bowling), market /independent retail, education, health and/or flexible workspaces;
- as part of the new development scheme the Council would like to provide new facilities for the indoor market within the Site, which will help to improve both the quality and mix of market stalls and to increase the market’s prominence on the High street where the intention is to relocate it inside the former Marketgate building;
- to improve the pedestrian permeability of the Site and to connect with other areas of the Town Centre;
- to deliver a Scheme of a high architectural and urban design quality, which responds positively to the surrounding conservation areas and creates a new place within the Town Centre;
- to work with the Council and other key Town Centre stakeholders, over an extended period of time, in a strategic partnership to deliver the Project working together to deliver a phased regeneration of the Site.

Detail

Element	Further Details
Regeneration in Wigan	<p>The Council are looking for a transformational scheme that will repurpose and regenerate the Site from a shopping centre in decline to a mixed-use development. The Project should catalyse further regeneration and investment within the Town Centre.</p> <p>The Project aims to deliver economic benefits to the town including: reducing vacancy across the Town Centre; increasing footfall; business rates; the generation of Council Tax receipts and securing jobs and new housing for the future.</p>
Deliverability	<p>The Council are looking for a partner who is able to demonstrate that they have the necessary in house resources and access to finance to facilitate a mixed-use scheme of this scale and complexity.</p>
Repurposed market	<p>Wigan Market Hall is not currently fit for purpose and needs to be repositioned such that it can encourage further footfall and diverse range of people to the market both in the day and evening.</p> <p>The proposal at the moment is that the Market is relocated from the current site to the vacant 'Marketgate Shopping Centre' which is to the south of the site and will have frontage to Standishgate. This would provide traders with a much more prominent entrance to the market and reposition it such that it will become a central and key part of the Town Centre.</p> <p>Providing a different market offer (such as more food and beverage) in addition to the traditional stalls will also help to increase footfall in both the day and evening and give a vibrancy to the Town Centre particularly in the evening.</p> <p>CBRE have completed a study reviewing different sites that the market could potentially move to and the associated costs for this. Details will be provided to shortlisted bidders. The Council also have a market specialist consultant working with them to define the new market offer and assist with the logistics of relocating traders.</p> <p>We are anticipating that Bidders, as a minimum, will provide a new market as part of the Project as a construction project. The Bidder would ideally work with the Council and wider team to redefine the market proposition within the town.</p> <p>An optimum solution for Wigan would be for the Bidder to engage with a market operator for the new market to take over the long-term management by way of a management agreement or lease. .</p>
Residential	<p>The Town Centre does not currently have an established residential market within the Town Centre therefore the Council are anticipating that there will be a large component of residential brought forward as part of the Project.</p> <p>It is anticipated that this would be a high quality development offering either private for sale, or, to let, through managed private rental sector in the early phases with the aspiration of providing a mix of tenures over the different phases of the Project. The addition of residential within the Town Centre should also help with economic benefits that the Project is seeking to achieve by providing a vibrant and liveable Town Centre supporting existing Town Centre retail and leisure.</p> <p>Further details on housing are provided in 'Chapter 5 – Planning and Housing Context' and a 'Planning and Housing Brief' will be provided to shortlisted Bidders.</p>
Leisure	<p>The aspiration for the Project is that a leisure anchor could be provided as part of the Project (e.g. bowling, cinema) encouraging footfall particularly in the evening so as to align with the other economic benefits that the Project would bring.</p>
Hotel	<p>The aspiration for the Project is that a hotel operator could be secured for one of the sites, again this would assist with economic benefits in bringing visitors to the Town Centre who would then extend their stay in the Town Centre and increase visitor spend.</p>
Food & Beverage	<p>To sit alongside the leisure operator it would be desirable to see a new food and beverage offer for the Town Centre to diversify the current offer to include new national and independent retailers. The new food and beverage offer should encourage further people into the Town Centre.</p>
Car Parking	<p>There are 625 spaces provided on the Site which may or may not be demolished as part of the development scheme. A car parking strategy will be required to establish the impact of the proposed uses on site will have on current car parking demand in the town centre.</p>

Commercial Structure

This will be based around a Development Agreement entered into between the Council and the Strategic Development Partner and which will reflect the Heads of Terms and other matters ensuing from the dialogue process. Please refer to the additional document as part of the SQ process 'Draft HoTs' for further details. Potential partners are invited on a non-scoring basis within their submission to comment on these Heads of Terms in relation to their suitability/practicality

7. Strategic Development Partner Selection Process



Introduction

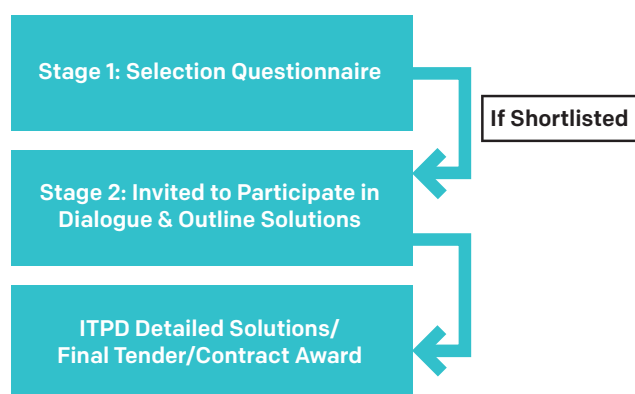
The Council are pleased to bring to market this opportunity having purchased The Galleries Shopping Centre in 2018. The Council along with their advisors Deloitte and Freeths LLP are committed to running an efficient process for this procurement. During 2018/2019 the team has spent time considering the type of partner that they would like and what roles and responsibilities each of the parties would have going forward.

A soft market testing exercise was completed in May 2019 where the objectives and aspirations were tested with the development community and this helped shape further the project and how the procurement process would run.

The Council are now looking forward to opening this opportunity up to the market and engaging with potential Bidders.

Process Overview

The Council are proposing a three stage competition which will run as follows:



This document relates to 'Stage 1' of this process 'Selection Questionnaire' (SQ) stage and should be read in conjunction with the 'Selection Questionnaire' document which accompanies this document.

The SQ will be scored as part of this process. Details of how bidders (known as candidates at this stage) will be scored and Bidders selected to go through to the next stage are detailed later

in this chapter. A minimum of three bidders will form a shortlist who will be invited to participate in dialogue ("ITPD") with the Council thereafter.

The ITPD process

The process will start with a Bidder information day to outline the expectations to each of the Bidders and explain the further information that will be provided to Bidders at this stage. The process will then commence with a series of dialogue meetings –expectations for each of the dialogue meetings will be provided in the ITPD documents.

After a number of dialogue sessions each shortlisted party will then be invited to submit outline solutions ("ITSOS") which will be scored on the basis of the evaluation criteria set out in this chapter. The Council reserve the right to 'down select' to two Bidders to take forward to Stage 3 of this process and further details on this will be given to shortlisted Bidders.

Selection Qualification Requirements

As part of the SQ there are a number of questions that need to be completed by Bidders (at this stage referred to as candidates) and returned to the Council by 2pm on Thursday 28th November 2019. There are two parts to the SQ. The first section comprises mandatory questions to enable the Council to undertake the necessary due diligence to enter into a partnership with the potential Bidder. The questions relate to legal and financial standing of the bidding entity which are scored on a pass/fail basis. Further details can be found in the SQ document.

The second part of the questionnaire relates 'Technical and Professional Ability' of the Bidder/ candidate in relation to other similar development schemes to the Project that they are working on/ have completed and experience of working with the public sector.

The table gives an overview of the questions:

Overall Criteria	Overall Weighting	Detail
Town Centre experience	60% (individual weighting in bold)	<p>Please provide details (and references if available) of up to three projects, relevant to this type of town centre development project.</p> <p>The examples provided should either have substantially commenced or completed within the past [five] years.</p> <p>In responding to this question, Bidders should set out:</p> <ul style="list-style-type: none"> • their role on each project; • detail the approach they took to developing a scheme masterplan which responded to prevailing market conditions; • explain the basis of the funding and delivery strategy employed (which may include public sector participation); and • provide details of the benefits arising from the scheme (e.g increased footfall, attracting new occupiers, public feedback etc). <p>In evaluating this question, the Council will have regard to the following:</p> <ol style="list-style-type: none"> 1. The extent to which the Bidder has demonstrated a track record of successfully facilitating town or city centre regeneration projects that are already complete or in progress (25%) 2. The extent to which the Bidder has demonstrated that each example was transformative for the site and wider town centre (15%) 3. The extent to which the Bidder has demonstrated experience of developing delivering uses of the type and scale envisaged for the Scheme (10%) 4. The extent to which the Bidder has demonstrated the ability to devise and implement a successful funding strategy for the Project. (10%)
Public Sector experience	30% (individual weighting in bold)	<p>Please provide three examples which demonstrate your experience of successfully working with other local authorities in delivering mixed use town/city centre schemes.</p> <p>In responding to this question, Bidders should detail:</p> <ul style="list-style-type: none"> • The form of commercial arrangements in place with the local authority partner (e.g. development agreement, conditional land sale agreement, Joint Venture agreement etc) • What arrangements the Bidder put in place to ensure a successful working relationship with its local authority partner – for example the basis of reporting to elected Members, working with officers etc • Any experience of helping a local authority partner to either secure or best utilise wider public sector funding – for example Future High Streets funding, Housing Infrastructure Funding etc. • Any lessons learned as to how best to work successfully with a local authority partner <p>The criteria of the scoring is as follows:</p> <ol style="list-style-type: none"> 1. To what extent has the Bidder demonstrated its experience of working in contractual partnership arrangement with the public sector? Highest marks awarded to partnership/JV arrangements on a sliding scale to land sale agreement. (10%) 2. To what extent has the Bidder demonstrated experience of working with the public sector on a partnership basis for a development of this scale? (10%) 3. To what extent has the Bidder been able to support a local authority partner in securing / leveraging wider public sector funding? (10%)
Social Value	10%	Please see below

Scoring for Selection Questionnaire

Measure	Explanation	Score
Inadequate	Completely fails to meet required standards or does not provide a proposal.	0
Poor	Proposal significantly fails to meet the required standards, contains significant shortcomings and/or is inconsistent with other proposals.	1
Less than Satisfactory	Proposal falls short of achieving required standards in a number of identifiable respects.	2
Satisfactory	Proposal meets the required standards in most material respects but is lacking or inconsistent in others and fails to address all aspects of the requirements.	3
Good	Proposal meets the required standards in all material respects and demonstrates a good understanding of requirements.	4
Excellent	Proposal meets the required standard in all material respects and exceeds some or all of the major requirements.	5

Social Value

The Council is committed to the delivery of Social Value outcomes through its procurement and commissioning activity and has adopted the Greater Manchester Combined Authority (GMCA) Social Value Policy.

For the purposes of this procurement process the Council will require bidders to provide evidence of social value outcomes achieved by them during similar projects; including any recurrent social value benefits realised post project delivery.

In order to provide objectivity into this part of the process, the Council will utilise the National TOMs (Themes, Outcomes, and Measures) framework. Bidder responses should be based broadly on the specific themes outlined below.

Themes	Outcomes
Jobs: Promote Local Skills and Employment	More local people in employment
	More opportunities for disadvantaged people
	Improved skills for local people
	Improved employability of young people
Growth: Supporting Growth of Responsible Regional Business	More opportunities for local SMEs and VCSEs
	Improving staff wellbeing
	Ethical Procurement is promoted
	A workforce and culture that reflect the diversity of the local community
	Social value embedded
Social: Healthier, Safer and more Resilient Communities	Crime is reduced
	Creating a healthier community
	Vulnerable people are helped to live independently
	More working with the Community
Environment: Protecting and Improving Our Environment	Climate Impacts are reduced
	Air pollution is reduced
	Better places to live
	Sustainable Procurement is promoted
Innovation: Promoting Social Innovation	Other measures (TBD)

SQ Clarification Requests

The deadline for clarification responses is 21st November 2019

Consortium Bids

A number of parties bidding as a consortium will be acceptable, however Bidders must ensure that they provide details of the entity that will lead the bid and outline the roles, responsibilities and liabilities of each consortium member so that the necessary due diligence may be carried out.

Evaluation Criteria

Following the SQ stage referred to above shortlisted Bidders will be invited to the ITPD stage. The evaluation methodology, scoring and criteria to be applied will be detailed further in the Invitation to Participate in Competitive Dialogue (ITPD) documentation, the overall criteria and weightings to be applied are as follows:

Criteria	Weighting
Quality/Development Proposals	60%
Commercial/value/price	30%
Social Value	10%

8. Programme



Introduction

The process of the procurement is set out in the previous chapter - please see proposed indicative timetable for the procurement. Further detail on dates for the dialogue and deadlines will be in the ITPD - the Council reserve the right to alter or amend these dates.

Procurement Timetable

The proposed timetable for this selection process is summarised below:

Date	Procurement Stages
September 2019	Cabinet Approval of Procurement
29 October 2019	SQ Issued & 30 Day Period
21 November 2019	Clarification Deadline
28 November 2019	SQ Deadline for Bidders
December 2019	SQ Evaluation Shortlisted selected and informed
January 2020	Shortlisted Parties Informed & Bidder Day Start of Dialogue
January-March 2020	8 Week Dialogue Invitation to Submit Outline Solutions
April 2020	ITSOS Evaluation
May – June 2020	8 week Dialogue Invitation to Submit Detailed Solutions
July 2020	Evaluation Period for Detailed Solutions

Dialogue Meeting Dates

Further details will be provided to organisations shortlisted following the evaluation of SQ responses.

9. Further Information



The following schedule details information that is available to shortlisted bidders upon request:

Document	Comments	Stage 1	Stage 2
The Galleries Site Ownership Boundary	Plan outlining the site boundary for development	✓	
Aerial Site Images	Wigan Town Centre - various aerial photographs of the site	✓	
Wigan Town Centre Map	Full town centre map prepared by Wigan Council	✓	
Conservation Area Map	Wigan Town Centre Conservation Areas and Listed Buildings	✓	
Cushman and Wakefield Town Centre Residential Study	Wigan Town Centre wide study completed in 2018	✓	
Wigan Town Centre Strategic Regeneration Framework	Town centre wide regeneration framework	✓	
The Galleries Title Plans and Registers	Sourced from Land Registry	✓	
The Galleries GOAD Plans	Retail plan of The Galleries Shopping Centre	✓	
The Galleries 2014 Planning Application	Planning Reference: A/14/79428 Available here: https://planning.wigan.gov.uk/online-applications/simpleSearchResults.do?action=firstPage	✓	
Planning Policy Briefing Note	Prepared by Wigan Council		✓
Housing Policy Briefing Note	Prepared by Wigan Council		✓
New Wigan Market CGI's	CGI's commissioned by CBRE and prepared by Comprehensive Design Architects		✓
The Galleries Tenancy Information	Schedule of existing tenancies within The Galleries		✓
The Galleries Demolition Estimate Report	Prepared by Spring and Co.		✓
The Galleries Building Survey Report	Prepared by CBRE in December 2017		✓
The Galleries Property Cost Estimate	Cost estimate for the site produced by Deloitte		✓
Car Parking Report	A 'fresh look' review of Wigan's car parking offer		✓
The Galleries Environmental Risk Assessment	Preliminary Environmental Risk Assessment undertaken by WSP Environmental at The Galleries Shopping Centre		✓

Site Tours

Site tours will be offered to interested parties and their respective consultant teams.

Please contact:
Mel Mulcahy – Wigan Council
m.mulcahy@wigan.gov.uk
01942 486761

10. Glossary



The glossary below provides a summary and description of the terminology used in the following Memorandum of Information:

Terminology	Description
Bidders	Those Candidates invited to tender
Contract Award	Award of the Contract to the successful Bidder
Data Room	The electronic data room hosting the information set out in the Data Room Schedule from time to time which can be accessed via the following link: www.the-chest.org.uk
Data Room Schedule	The schedule set out at Schedule 4 of the SQ Descriptive Document which details the information to be included in the Data Room and which sets out when that information will be made available to Bidders.
Dialogue	The negotiations during the tender stage which includes Initial Dialogue and Detailed Dialogue stages.
Draft Heads of Terms	The draft heads of terms for the legal agreements available to Bidders.
Evaluation Criteria	The scoring criteria contained in the SQ Descriptive Document which the SQ will be assessed against.
ITPD	The Invitation to Participate in Competitive Dialogue issued to shortlisted bidders following completion of the evaluation of all received SQs and notification to all bidders the outcome of the SQ evaluation, a draft of which can be found on The Chest.
ITCPD	The Invitation to Continue to Participate in Competitive Dialogue issued to the bidders selected to continue in the dialogue following completion of the evaluation of the Outline Solution Submissions and notification to all Bidders at that stage of the outcome of the Outline Solution Submissions evaluation
Memorandum of Information	The Memorandum of Information contains further information and context relating to the project
The Chest	The electronic tendering tool used by Wigan Council to manage this procurement and communicate with Candidates which can be accessed using the following link: www.the-chest.org.uk
Scheme or Project	The redevelopment opportunity to be delivered on the Site. Definition of the site and boundary is contained within Chapter
SDP	Strategic Development Partner
SQ	The Selection Questionnaire for this Project