



# West End-CMK Development Opportunity

Milton Keynes has long been characterised as the best of suburban living - family homes in a garden city setting yet with convenient access to shopping, facilities and quality leisure. True urban living at higher densities in stylish apartments has been missing from the mix.

Developing a vibrant city centre of regional importance is fundamental to the planned growth of Milton Keynes over the next three decades. The sustainable development proposed for West End - CMK is crucial to the transformation of Central Milton Keynes (CMK) into a multi-faceted city centre. Demand from a dynamic and growing population of single people and couples is increasing alongside the call for centrally located family accommodation. CMK provides the opportunity to respond with a wider range of housing to satisfy the need for apartments and townhouses fully integrated with commercial, retail and leisure development with easy access to the main west coast rail line.

We are seeking expressions of interest from investors and developers with an international perspective and the experience to contribute drive, ambition and resources to make a success of this exciting project. The CMK Board requires a long term investment and development partner who is fully committed to delivering benchmark development that will be seen as an example of the best in 21st century city centre living. This opportunity relates to the first phase of West End - CMK.

CMK The Future, a joint venture between English Partnerships and Milton Keynes Council, is releasing a unique development opportunity to provide that missing element which will bring animation and all day activity to the centre of Milton Keynes.

West End - CMK will offer the best of urban, mixed-use development of over 2400 homes; office, retail and leisure accommodation along with a 420-place primary school and other facilities designed and built to the highest modern standards.

The location benefits from Supplementary Planning Guidance and an outline planning application on part of the site, for 1900 homes and accompanying services, facilities and infrastructure was submitted in January 2004. Design Codes for the area will secure the highest quality development.

The West End will include an integrated mix of uses and local facilities. A broad range of urban housing types is required including specialist housing for the young, elderly, and others attracted to city centre life.



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#### MISREPRESENTATION ACT 1967

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CMK The Future: a joint venture between English Partnerships and Milton Keynes Council



## West End-CMK Phase 1 Prospectus



Affordable housing will form 30% of the project across all forms of tenure, from shared ownership to sub-market rent. Development will also provide a substantial amount of complementary uses including small scale business premises and live/work units in support of entrepreneurs and small businesses. Community facilities in addition to the school will include a new food store, local shops and services, bars, restaurants and other leisure opportunities.

**The Site**

West End - CMK occupies a prominent gateway position in Central Milton Keynes between the Milton Keynes Central Railway Station and the retail centre. The site, located in the south west of CMK, extends to over 40 hectares and incorporates Blocks A4, B4, C4 and the majority of B3.

This first phase of development will be located within Block B4 and consist of about 650 apartments & townhouses, commercial & retail elements and a 420-place primary school and community facilities to the south of Avebury Boulevard.

We intend to work with the chosen developer to bring forward part of this area through an architectural competition in pursuit of innovation and modern design solutions to mixed use development.

**General Approach**

The land necessary for the project has been identified and key on-site infrastructure will be provided. Development will be in accordance with Supplementary Planning Guidance for CMK and for the Sustainable Residential Quarter including a site specific development brief, the General Brief for the Development of Sites in CMK and the Design Codes for the area. Outline Consent for the development is expected in late spring 2004.

The preferred developer or consortia will enter into a Development Agreement with the landowner, English Partnerships, to deliver the scheme in accordance with the Outline Consent and these standards. Criteria for the choice of development partners will include

- Enthusiasm and commitment to the project and a clear understanding and appreciation of the concept
- The members of the Professional Team
- Track record in delivering major urban mixed use schemes
- Financial status and management capacity



- Resources to meet the project's delivery programme
- Willingness to work within the agreed master plan and Design Codes for the area to the required urban design quality

Interest from International Companies based outside the UK who can bring different experience, a fresh innovative approach and new ideas to the project will be particularly welcome. We also encourage smaller, niche market developers to participate as part of larger consortia.

The site will be released in phases to the selected developer(s) whose responsibility it will be to put in place effective project management in liaison with the CMK Project Team.

A three stage competitive process will be used to choose our development partner. This prospectus is concerned with Part One of the process and seeks to identify initial expressions of interest. The final choice of development partner will be made at Stage Three.

Stage One comprises this invitation for Expressions of Interest. The date for return and details of the information required is given in the Project Director's letter enclosed.

Stage Two will be the choice of about six developers to go forward to the next stage, depending upon the quality of expressions received. This shortlist will be selected on the criteria described above.

Stage Three is the invitation to submit proposals. The short listed developers will be provided with a Development Brief, Design Codes and Tender information and given twelve weeks to prepare proposals. The formal proposal must include the design of two apartment blocks with active ground floor uses, the location of which will be identified in the development brief. The design must be sufficient for submission as a detailed planning application.

Proposals will be judged on the basis 70% design quality and 30% financial offer. They will be expected to include detailed information on approaches to energy conservation, ensuring design quality, innovative approaches to construction procurement, response to the Design Codes and concept master plan.

Central Milton Keynes requires a fresh approach to development. The CMK Board and Project Team want to meet developers and investors with the imagination and drive to deliver our vision for a new CMK.