

WEST RIVERSIDE, BALLOCH, LOCH LOMOND

Closing Date 31st July 2015

Scoring

[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]

Weighting

a) SE Design Objectives	25%
b) SE Economic Objectives	25%
c) Financial Viability and Funding	20%
d) Deliverability and Programme	20%
e) Community benefits	5%
f) Experience	5%

1. [REDACTED]

Summary: [REDACTED] is [REDACTED] [REDACTED]. This is not an offer as such, but only a note of interest in parts of Site 4 to extend the main shopping precinct at Loch Lomond Shores. The two storey extension would include a 6 lane bowling alley, a 9-hole indoor adventure golf course, dodgems, carousel and an American diner/ice cream parlour. In addition, [REDACTED] [REDACTED] interested in separate are of land within site 4 for 4 wigwams and a kiosk with frontage on to the beach area.

They have included accounts for [REDACTED] [REDACTED]) and can be summarised as follows:

[REDACTED]
Abbreviated Accounts – year ending 31st October 2014

	31/10/14 (£)	31/10/13 (£)
Fixed Assets	[REDACTED]	[REDACTED]
Current assets	[REDACTED]	[REDACTED]
Total assets less current liabilities	[REDACTED]	[REDACTED]
Shareholders Funds	[REDACTED]	[REDACTED]

[REDACTED]
Management Accounts 1 October 2012 to 31 August 2013

	1/10/12 to 31/8/13 (£)	Y/E 30/9/12 (£)
Turnover	[REDACTED]	[REDACTED]
Gross Profit	[REDACTED]	[REDACTED]
Profit after tax	[REDACTED]	[REDACTED]
Profit after tax and dividends	[REDACTED]	[REDACTED]

Ref	Score	Comment
A	[REDACTED]	[REDACTED]
B	[REDACTED]	[REDACTED]
C	[REDACTED]	[REDACTED]
D	[REDACTED]	[REDACTED]
E	[REDACTED]	[REDACTED]
F	[REDACTED]	[REDACTED]

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2. [REDACTED]

Summary: Interest in Site 5 to develop 25 glamping pods (100 people) and establish a Segway tour ticket office/centre. [REDACTED] have included a company profile, accounts, and quality/sustainability/environment statements. Plans have also been included with visuals of the finished product.

Planning application would be lodged by December 2015 and they would expect to be operational by December 2016.

[REDACTED]

The accounts for [REDACTED] are included and highlight [REDACTED]
[REDACTED]

[REDACTED]
Financial Statement – year ending 31st March 2014

	31/3/14 (£)	31/3/13 (£)
Turnover	[REDACTED]	[REDACTED]
Gross Profit	[REDACTED]	[REDACTED]
Operating Profit/Loss	[REDACTED]	[REDACTED])
Profit(loss) before tax	[REDACTED]	[REDACTED]
Profit (Loss)	[REDACTED]	[REDACTED]

Ref	Score	Comment
A	[REDACTED]	[REDACTED]
B	[REDACTED]	[REDACTED]
C	[REDACTED]	[REDACTED]
D	[REDACTED]	[REDACTED]
E	[REDACTED]	[REDACTED]).
F	[REDACTED]	[REDACTED]

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3. [REDACTED]

Summary: Formal offer from [REDACTED] for Site 5. This is the most detailed submission and can be summarised as follows:

- Development: 177 pitches comprising: 16 tents; 101 touring; 60 glamping pods (phased over 3 years); Storage/Workshop. Full plans and drawings have been included;
- Price: [REDACTED];
- Conditions:
 - a) Planning etc – submission within 6 months
 - b) Roads consent
 - c) Title
 - d) Site survey – 2 months
 - e) Granting of a site operating license;
- Restrictions: Not to be used as hotel, hostel, food/beverage sales and retail (except camping equipment). They also require Sites 1 to 4 not to be used for tents/camping pods/caravans or motor homes.

Full details on company, experience and their proposed development team are included. Statements regarding quality, design and on-going monitoring are also included.

Funding would be self-financed (they have [REDACTED]).

Full financial appraisals and cash flows have also been included. Pertinent details are as follows:

- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]

Their timescales indicate that they wish to be operational by Easter 2017.

They have also covered detail on how the site would be operated, marketed and managed.

In addition their opinion is that community benefits will be an additional [REDACTED] spend in the local economy.

[REDACTED]
[REDACTED]

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Ref	Score	Comment
A	1	[Redacted]
B	1	[Redacted]
C	1	[Redacted]
D	2	[Redacted]
E	1	[Redacted]
F	1	[Redacted]

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4. Flamingo Land

Summary: Proposal from Anderson Bell and Christie (Architects) for whole site. No [REDACTED]

This covers all required information regarding company profile, experience, development team, funding, community benefits and marketing.

[REDACTED]

Their scheme proposes 5 areas of development with a monorail system, cycle routes, pathways and miniature railway to transport visitors round the site. The development is centred around 3 main hubs ([REDACTED]):

- Hub 1 – New Station Square – arrival from public transport/pedestrian
- Hub 2 – Woodland Gate – arrival with cars
- Hub 3 – Observation – activity destination and key link to LLS

There is a detailed strategy and description in the proposal but in summary the areas will include the following:

- Area 1 – [REDACTED] budget hotel/hostel; workshops; cycle hire; performance space; and river view restaurant.
- Area 2 – Lodges and budget pod; [REDACTED]; café/restaurant; playground; and picnic areas.
- Area 3 – Lodges; h[REDACTED]; café/kiosk; restaurant; BBQ; picnic area; viewing area; and crannog (events).
- Area 4 – [REDACTED] hotel; restaurant; bar; and ‘[REDACTED]’
- Area 5a – Eco lodges; glamping; leisure pool; [REDACTED]; and outside events area.
- Area 5b – Car park; reception/ticket centre for adventure activities ‘[REDACTED]’

Development programme:

- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]

This is a very good submission in that it covers many of the objectives (public realm, connectivity, accommodation and visitor attraction). Financial development appraisals and full strategy are included.

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[Redacted text]

Ref	Score	Comment
A	1	[Redacted comment]
B	1	[Redacted comment]
C	2	[Redacted comment]
D	2	[Redacted comment]
E	2	[Redacted comment]
F	2	[Redacted comment]

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5. [REDACTED]

Summary: Proposal by [REDACTED] for whole site. No financial offer for the site. However it will require financial assistance of up to [REDACTED] towards the total gross development costs of circa [REDACTED]

Full details of company, experience, team, community benefits, design and marketing are included.

The development will centre on an indoor surf lake [REDACTED] which will comprise 2 pools and would be unique to Scotland. In addition the [REDACTED]’ visitor attraction would showcase [REDACTED]

In summary it includes:

- Indoor Surf Lake (2 pools)
- 4/5 star hotel (100 to 150 beds)
- Lodges and cabins
- [REDACTED]) visitor attraction
- restaurants on the bay
- Leisure related retail (6 shops @2,000 sq ft)
- [REDACTED] (4,000 sq ft)
- Boardwalk
- Cinema (3 x 100 seaters) plus restaurant
- 2 storey car park with 1400 spaces
- Houses/apartments/penthouses – includes 7 lodges with moorings and 70 flats

The development programme in total is 40 months.

This is the most aspirational proposal [REDACTED]) and will require SE funding of up to [REDACTED] and the cost of the roof to [REDACTED] requires clarification.

Ref	Score	Comment
A	[REDACTED]	[REDACTED]
B	[REDACTED]	[REDACTED]
C	[REDACTED]	[REDACTED]
D	[REDACTED]	[REDACTED]
E	[REDACTED]	[REDACTED]
F	[REDACTED]	[REDACTED]

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Scoring Summary:

Proposal	Total Score	Rank
Flamingo Land Ltd	[REDACTED]	1
[REDACTED]	[REDACTED]	2
[REDACTED]	[REDACTED]	3
[REDACTED]	[REDACTED]	4
[REDACTED]	[REDACTED]	5

[REDACTED]

[REDACTED]