



Defence
Infrastructure
Organisation

SHIPBUILDING FACILITIES LOCATED ON HM NAVAL BASE PORTSMOUTH

Large scale, modern and secure manufacturing facility

Good transportation links by both land and sea

FACILITY OVERVIEW



Expressions of interest are invited for a potential site for occupation on leasehold terms.

Overall area approximately 75,176 sq m accommodation on 12.95 ha with two docks of 210m and 145m and a 102m quayside plus additional berths available by arrangement with the naval base.

The facility is situated centrally within the Portsmouth Naval Base and its use will be restricted to ensure compatibility with operational military and security requirements. The interests will be considered in the context of the MOD Estate Rationalisation Strategy.

BUILDING ACCOMMODATION

Two large fabrication halls extending to approximately 15,965 sq m equipped for multi trade unit construction and block/vessel assembly, including tank pressure testing, x rays, outfitting, painting and spraying prior to roll out. Key capacity information includes maximum 30.2m height to crane rail, two 5t, three 10t, two cranes each with two 30t bogies and two 200t overhead cranes, maximum 150kn / sq m imposed floor loading at the launch zone and maximum door egress 46m x 30m onto a barge in the non tidal basin. There are two 2.5 MVA power supplies to the halls.

Steel production hall of approximately 12,855 sq m equipped for the output of flat stiffened panels with a maximum size of 13mx12m

arranged in three bays; plate cutting and sub assembly work, stiffener cutting plate and stiffener forming and kit marshalling for the 11 station panel line with a robot welding station. Key capacity includes multiple in / out access doors 14mx7m maximum, eight 15t and one 40t overhead cranes and clear height of 9m to underside of the crane rails. There are three 1 MVA power supplies.

The estate also comprises a light fabrication hall (6,360 sq m), multi functional engineering workshops (4,296 sq m), stores (2,080 sq m) and associated office accommodation and facilities.

Transport includes forklifts, tow tractors and trailers and Nicholas transporters.

Manufacturing plant and equipment may be made available subject to a separate arrangement.

ACCESS BY SEA

Approached from sea through HM Naval Base locks. Vessel movements are controlled by the Queens Harbour Master and transit through the locks by arrangement with the MoD when they are not in use for extended warship dockings.

ACCESS ON LAND

Connection via the M275 to the M27/A27 and A3(M) regional road networks. Vehicular and pedestrian access to HM Naval Base Portsmouth by Trafalgar Gate (spur from M275) is controlled by the MoD establishment and either an enclaving solution or security clearance of staff will be required. There are approximately 300 car spaces on the facility. Bus services to and from the area are operated by First Group and Stagecoach. Portsmouth City Council is developing a park and ride transport service nearby in Tipner.

Heathrow Airport is approximately 65 miles, Gatwick Airport 70 miles and Southampton Airport 20 miles from the facility. Main line rail connections from Portsmouth Harbour and Southsea stations to London Waterloo and Victoria in journey times between 1 hr 45 mins to 2 hrs 20 mins.



PLANNING PERMISSIONS

The facility is located within the site planning envelope of HM Naval Base Portsmouth. The naval base establishment is referred to in The Portsmouth Plan (core strategy adopted Dec 2012) in terms of strategic economic and employment significance within the region. In addition the distribution companies (B8), marine supplies shops (A1), marine engineering colleges (C1) and even residential marine engineering colleges (C2). All intended uses are subject to confirmation of planning permission will however be subject to operational compliance and security constraints controlled by the adopted development management process

and separate authority of the MoD and key stakeholders.

Planning permissions obtained by BAE Systems, the current leaseholder, include those for the development of the current facility:-

- Construction of an extension to the steel production hall (SPH)
- Construction of new shipbuilding assembly hall facility (Halls A&B)
- Construction of an extension to the assembly halls (Hall B2)

Of regional and local town planning importance Portsmouth City Council has adopted the Shaping the Future of Portsmouth –

Regeneration Strategy with a Business Growth and Skills Plan. A City Deal package is agreed for Portsmouth and Southampton following a successful collaborative bid by the two city councils and the Solent Local Enterprise Partnership.



RATEABLE VALUE

The rateable value is separately assessed at £3.47 m arranged by way of a Notice of Alteration in 2013. Actual business rates payable are subject to the prevailing in year Uniform Business Rate, but based on the 2014/15 Business Rate multiplier the rates would be approximately £1.5m per annum.

TENURE

The company's current leasehold interest is registered under title number PM7742.

BAE Systems has agreed in principle that it will surrender its lease to MoD. Any new lease will need to be agreed between the tenant and the MoD; this agreement will need to take account of the fact that HM Naval Base Portsmouth is an operating military establishment.

UTILITIES

Depending on the terms of occupation, utilities will either be paid directly to utility providers or recharged by MoD.

WORKFORCE SKILLS AND CAPABILITIES

BAE Systems is committed to maximising the mitigation opportunities for the 940 employees affected by the announcement on 6 November 2013. The capability of the workforce in skills is reflected in the following functional areas,

- Operations – Complex warship manufacturing, testing and delivery to MoD and Lloyds certification standards covering 500+ Blue Collar or Manual trades people. Specifically, welders, platers, mechanical fitters, electrical fitters, outfitting and pipefitting. In addition, we have all categories of operations management and operations support roles covering a further 200 employees.

- Project Management – Coordination of full end to end design and manufacture lifecycle management covering all aspects of the programme through to delivery. Specific skills in Project Planning, Earned Value Management, Project Control, Risk Management and Governance. There are over 100 employees with these skills and experience.

- Supply Chain / Procurement – Full Supply Chain management capability from Supplier Selection and Audit through to Scheduling, Logistics and Material Handling.

- Quality Control / Quality Assurance – Full internal manufacturing supply chain quality control capability. Similarly business improvement and assurance skills supporting the wider business

Additional capabilities of our employees also exist in the support areas of Finance, HR, Communications, Health and Safety, Commercial and Business Development.

Point of Contact for further information:

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