

HAMPSHIRE COUNTY COUNCIL

Committee/ Panel:	Buildings, Land and Procurement Panel
Date of Decision:	18 October 2011
Decision Title:	Major Projects Update
Decision Reference:	2921
Report From:	Director of Culture, Communities and Business Services

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1. Executive Summary

1.1 This report provides an update on the major projects currently being progressed relating to:

- Havant Academy, Havant
- Havant Public Service Plaza, Havant
- Learning Disabilities Services – Adult Services Transformation
- Portchester Community Centre, Portchester
- Runways End Youth Activity Centre, Aldershot.

2. Havant Academy, Havant

2.1 The project is progressing to programme, with significant milestones having been achieved since the last update to the Panel. The project team, in conjunction with the selected contractor completed the scheme design, obtained tender prices for sub-contract packages and secured cost certainty in July 2011.

2.2 The works then started on site on 1 August 2011 and have since been progressing well. It is intended that the majority of the educational accommodation will be available for the start of the new academic year in September 2012.

2.3 The key aspects of the scheme of work will include the introduction of an entrance and lift area, the enclosing of an existing courtyard to create a communal dining and gathering space for both pupils and staff, the consolidation of engineering teaching facilities into one discrete block and the undertaking of access improvements, as well as refurbishment of the existing retained teaching accommodation.

3. Havant Public Service Plaza, Havant

- 3.1 The Havant Public Service Village, now to be known as the Public Service Plaza by public vote, has progressed exceptionally well this year. Members will recall that the programme for delivery was tight, owing to a condition in the former Department for Children, Schools and Families cross Government grant funding that the new public atrium space had to be completed and available for public use by 1 September 2011. This milestone has been achieved, and the atrium space was opened earlier than expected.
- 3.2 Staff from Adult Services and Children's Services in Havant are already in occupation of flexible office spaces that have been completed. The final phases of the project including completion of the Civic Suite, as previously reported to Members, as well as the final tranche of office space, will be complete by December 2011 and May 2012 respectively.
- 3.3 Staff have already provided positive feedback and over the coming months, the effectiveness of the new space will be monitored and any lessons learned will be factored into the next stages of the Hampshire Workstyle Programme elsewhere in the County.
- 3.4 The first phase of the project will be officially opened by Baroness Hanham CBE, Parliamentary Undersecretary of State (Communities & Local Government), on 28 October 2011.

4. Learning Disabilities Services – Adult Services Transformation

- 4.1 Adult Services are progressing with the transformation of the Learning Disability Services provided by the County Council. Over the next 3 to 4 years, this programme of transformation will see the provision of up to 13 Community Links, 2 Keystone Services, 2 Residential Respite Units and a residential unit to support clients who need short-term accommodation, as a result of an unexpected change in their circumstances. In support of this, a number of existing Learning Disabilities-related property assets will be released to provide capital finance to fund the provision of the new facilities for the transformed services.
- 4.2 Currently work is progressing on Community Links for Eastleigh and Basingstoke, with locations identified, early design work and acquisitions progressing to programme, which, it is planned, will see the services operational in early to mid 2012. In addition, in relation to the two residential respite units and the Keystone Services, these are at the early stage of project briefing to allow potential sites to be identified and evaluated.

5. Portchester Community Centre, Portchester

- 5.1 Members will recall that an allocation of funding for a partnership project between the County Council and Fareham Borough Council (FBC), in order to deliver a new Community Centre in Portchester, was approved at the Executive Member for Policy and Resources Decision Day on 28 October

2010 last year. The new Community Centre will be situated on land to the south of the existing community centre, with an estimated total cost of £2 million for the project.

- 5.2 Following FBC's Task and Finish Panel meeting held on 23 May 2011, scheme designs were presented at a public consultation held on 6 June 2011, and were well received by members of the public. A planning application was then submitted to FBC on 28 June 2011, with conditional approval granted on 27 July 2011. Subsequently, Property Services officers developed a detailed design for the project that was approved by FBC's Task and Finish Panel on 22 September.
- 5.3 It is intended that the detailed design stage be completed by the end of October and the project be competitively tendered during November. A tender report will then be presented to FBC's December Task and Finish Panel and subsequently their Executive Committee in January 2012. The construction project is anticipated to start on site at the end of January 2012, with the intention that the new Community Centre be complete in September 2012.
- 5.4 In order to facilitate the project, the County Council will purchase the identified site from FBC and also make a grant and loan available to them. It is then intended to lease the land back to FBC on a long-term basis at nominal rent. A further financial contribution of £400,000 has been allocated in the Children's Services Capital Programme, specifically for a Children's Centre that is to be included as part of the accommodation requirements for the new building and this use will be protected through a legal agreement. FBC have responded favourably to proposals and approval will be sought to the terms of the land transaction at the Executive Member for Policy and Resources Decision Day on 27 October 2011.

6. Runways End Youth Activity Centre, Aldershot

- 6.1 A phased handover of Runways End Youth Activity Centre in Aldershot was undertaken during August 2011, in line with Partnership for Schools funding requirements. The Centre has now been operational since 1 September with a calendar of residential and activity bookings in place. The project remains financially on target with the final account expected to be concluded at the end of October 2011. Members will be pleased to know that the Centre will be opened officially by the Lord Lieutenant and the Leader of the County Council on 3 November 2011.

7. Recommendation

- 7.1 That the Panel notes progress on each of the projects.

CORPORATE OR LEGAL INFORMATION:**Links to the Corporate Strategy**

Hampshire safer and more secure for all:	No
Corporate Business plan link number (if appropriate):	
Maximising well-being:	Yes
Corporate Business plan link number (if appropriate):	
Enhancing our quality of place:	Yes
Corporate Business plan link number (if appropriate):	

Section 100 D - Local Government Act 1972 - background documents

The following documents discuss facts or matters on which this report, or an important part of it, is based and have been relied upon to a material extent in the preparation of this report. (NB: the list excludes published works and any documents which disclose exempt or confidential information as defined in the Act.)

DocumentLocation

None

IMPACT ASSESSMENTS:

1. Equalities Impact Assessment:

- 1.1 An Equalities Impact Assessment has been completed in the development of this report and no adverse impact has been identified.

2. Impact on Crime and Disorder:

- 2.1 The County Council has a legal obligation under Section 17 of the Crime and Disorder Act 1998 to consider the impact of all the decisions it makes on the prevention of crime. The proposals in this report have no impact on the prevention of crime.

3. Climate Change:

- 3.1 All the projects referred to in this report are and will be sensitive to future changes in climate and are principally naturally ventilated and use construction technologies that minimise solar gain and energy consumption.