

HAMPSHIRE COUNTY COUNCIL

Report

Committee/Panel:	Buildings, Land and Procurement Panel
Date:	8 October 2013
Title:	Major Projects Update
Reference:	4562
Report From:	Director of Culture, Communities and Business Services

Contact name: Steve Clow

Tel: 01962 847858

Email: steve.clow@hants.gov.uk

1. Executive Summary

1.1. The purpose of this report is to provide an update on the major projects currently being progressed relating to:

- Schools Basic Need Programme
- Project 500 – Affordable Housing on Hampshire Sites.
- Havant Schools Projects
 - Park Community School
- Adult Services Transformation
 - Residential/ Extra Care
 - Learning Disabilities Services

2. Schools Basic Need Programme

2.1. The School Places framework for 2012-16 was approved by the Executive Lead Member for Children's Services on 6 December 2012. The document refers to the fact that Hampshire, in keeping with the national picture, has experienced a significant rise in births over the past 10 years. This, together with housing development and in-migration in several parts of the county, has increased the pressure on primary school places, although this impact is not uniform across the county with its complex demography. A significant part of the current and planned future programme will need to provide for additional permanent and shorter term accommodation.

2.2. Property Services are continuing to work closely with Children's Services colleagues in identifying and developing new school and existing school expansion projects to provide additional places across Hampshire. Costed feasibility studies are being undertaken as well as more detailed design

work where projects have been confirmed. These proposals are being progressed as a coordinated programme of works to maintain design quality whilst creating efficiencies and reductions in cost through aggregation, common design principles and building components.

- 2.3. A new school, Pilgrims Cross C of E (VA) Primary School at Picket Twenty in Andover, has been completed recently and opened in September 2013. There are also primary school extension and refurbishment projects completed this September, including significant work at Siskin Infant and Junior Schools, Gosport; Cupernham Infant and Junior Schools, Romsey; and Bramley (CofE) Primary School, Tadley. The new school provision for Tweseldown Infant School in Fleet, new primary provision for West of Waterlooville in Havant, primary provision in Winchester at Westgate School, St Catholic Peter's (VA) Primary School, Kings Worthy Primary School and Winnall Primary School are currently in construction and progressing on site.
- 2.4. There are a number of relocatable classrooms which have been put in place at schools where additional school places are needed for September 2013. This includes a new temporary primary school provision, Cornerstones, at Whiteley which is required until the permanent school to serve north Whiteley comes on stream at a future date.
- 2.5. Design and procurement proposals are being developed for projects at other sites and schools across the county, including those specifically related to areas of new residential development: new primary schools at Park Prewett, Basingstoke; Aldershot Urban Extension; and additional secondary provision at the existing Calthorpe Park Secondary School in Fleet. Detailed design proposals are being taken forward for the addition of school places required in Winchester and Eastleigh, including new provision at Barton Farm and Boorley Green development areas and expansion proposals at Wellstead Primary School, Hedge End, and The Crescent Primary School, Eastleigh. There are also early discussions and negotiations with developers and planning authorities for additional school provision in: East Anton (second phase), Andover: North Whiteley and North Fareham (Welbourne); again related to proposed residential development areas.
- 2.6. In relation to specialist education facilities, building works have been completed to allow the relocation of Quayside Education Centre, Gosport, and design work is underway to replace the existing temporary accommodation at Forest Education Centre in Hythe with new permanent buildings.
- 2.7. The majority of the Basic Need Schools Programme is being delivered through the "cluster" arrangements in collaboration with other authorities and led by Hampshire Property and Children's Services. This is referred to in more detail in the Shared Services Report, elsewhere on this agenda.

3. Project 500

- 3.1. This Senate-led strategy seeks to provide additional affordable housing units on County Council owned land that would not otherwise be provided as part of public sector development. Following a sieve exercise of Council owned sites, a number of opportunities have been identified with development potential. Whilst most of these are in rural locations, and therefore only able to come forward as Rural Exception sites, others are in urban locations.
- 3.2. A project team overseen by a Partnership Project Board has been progressing a programme of sites; undertaking feasibility assessments, progressing discussions with the relevant Planning Authority. This is being done in conjunction with HARAHA (Hampshire Alliance for Rural Affordable Housing). Following the successful completion of the first scheme in Breamore last year, planning consent was granted for an 11 unit scheme in Denmead, and following completion of the associated section 106 planning agreement, the sale will complete and the development of the scheme will commence. The sale of part of the former Roman Way Infant School site in Andover is complete and will see a delivery of a further 12 affordable units.
- 3.3. Further sites are being investigated in more detail and are likely to be delivered using the HARAHA partnership, for which funding from the County Council has recently been confirmed for a further 3 years from April 2014.
- 3.4. Unfortunately, confirmation has been received that the purchaser of the Grove Road site in Basingstoke is unable to proceed and has withdrawn from the acquisition citing un-viability following further pre-application advice from the Borough Council which has resulted in the loss of 3 units from the proposed development, reducing it to only 5 units. This feedback will be reviewed, and a decision made regarding the future direction of the site.

4. Havant Schools

4.1. Park Community School

- 4.1.1. The project will replace the defective Intergrid buildings and substantially refurbish the remainder of the accommodation on site. A new two storey extension is to be located adjacent to the existing theatre and sports facilities, to provide an improved and expanded performing arts and sports complex, together with a new adjoining three storey teaching block. The Intergrid accommodation will be demolished once the students have been relocated into the refurbished, extended and new school accommodation. Following the demolition works, new outdoor landscape spaces and car parking areas will be provided.
- 4.1.2. The main contract started on site on 11 March 2013. The construction is spilt into six sections of work, with overall completion in Spring 2015.
- 4.1.3. Initially works were delayed due to unforeseen problems with the ground works. Subsequently BAM the contractor, have managed to mitigate the delay through the steel frame erection. At last months site meeting, new

build block P was back on programme and new build block N was forecast to be back on programme by the end of the steel frame erection. The project remains on budget within the forward allocation.

5. Adult Services Transformation

5.1. Extra Care – Assisted Living

- 5.1.1. In October 2011 Cabinet agreed to the allocation of up to £45m in capital funding to meet the challenge of the rising numbers of older people in Hampshire, and transform the provision of accommodation based services by developing extra care housing schemes. This decision built on the success of the four new build extra-care housing schemes developed in Andover, Gosport, Fleet and Basingstoke as part of the initial Extra Care programme agreed in September 2007, which together provide a total of 240 one and two bed apartments.
- 5.1.2. Following approval of the business case in October 2012 by the Executive Member for Policy & Resources a further scheme, the next project (Surrey Court) is currently under construction in Eastleigh. This is being developed in two phases, adding, in total, 70 apartments.
- 5.1.3. To deliver the remainder of the programme three delivery methods have been identified to give flexibility and choice to the County Council. For the majority of the developments a Procurement Framework was established in June 2013 consisting of five partner organisations. This enables the development of Extra Care schemes on both sites owned by HCC and those brought forward by framework organisations. This makes a partner responsible for all aspects of the delivery from the design stage through to the provision of the care and support services for the initial three years. Other one off opportunities will be taken forward by utilising an Extra Care government capital grants programme established in May 2013, or by utilising the council's disposal powers under the Local Government Act.
- 5.1.4. In July 2013 an award of £1.85m from the Department of Health's Supported and Specialised Housing Fund was made in respect of a proposed development in Winchester. Work on this scheme is currently progressing, and it is anticipated that a planning application will be submitted around January 2014. Currently this development is designed to consist of 50 one and two bed apartments. The development will also incorporate additional communal facilities, relocating the Winchester Older Persons Day Services at Kings Worthy.
- 5.1.5. A further development in Farnborough is also being progressed, with a planning application for a 104 apartment scheme due to be submitted before the end of 2013. Detailed business cases for both schemes will be reported to the Executive Member for Policy and Resources to secure approval to use the Cabinet approved funding towards the cost of each project.
- 5.1.6. A procurement exercise is currently being undertaken for the joint provision of an Extra Care scheme of at least 50 apartments and Nursing Home on the Oak Park site in Havant. This process will be completed by December

2013. It is anticipated that building work will commence in late summer 2014 with the scheme being completed by the end of 2015. A further report seeking authority to appoint the successful tendering party is expected to be submitted for EMP&R approval in January 2014.

- 5.1.7. The Partner Framework will be launched in late September. Work is currently on-going to identify and bring forward appropriate Council owned sites as development opportunities under the framework. The first of these is the Fernmount site in New Milton (which is soon to be vacated under the Learning Disability Transformation programme).
- 5.1.8. There has been some success in securing site allocations in a number of larger 'green field' sites across Hampshire including: Barton Farm, Winchester; a later phase of West of Waterlooville; Aldershot Urban Extension; and possibly Welbourne, Fareham. These are longer term opportunities, likely to come to fruition post 2015.
- 5.2. Learning Disabilities Services
 - 5.2.1. Property Services officers are providing asset related support to Adult Services for the transformation of their Learning Disability Services. An updated position regarding the asset implications and revised business case for the transformation of the Adult Services Learning Disability Services was approved at the Executive Member for Policy and Resources Decision Day on 25 June 2013.
 - 5.2.2. Over the next 4 years, this programme of transformation will see the provision of up to 8 Community Links (local gateways to services), 2 Keystone Services (area hubs), 2 Residential Respite Units and a residential unit to support clients who need short-term accommodation. In support of this, a number of existing Learning Disability (LD) related property assets will be disposed to provide capital finance to help fund the provision of the new transformed services.
 - 5.2.3. A potential partnership opportunity continues to develop positively in the Eastleigh area with work progressing on operational and legal agreements. The partner has submitted a planning application that considers the needs of the proposed LD Service. Transitional arrangements continue to work well in the area following the vacation of the Bishopstoke Day Services building.
 - 5.2.4. A further partnership opportunity is still being explored in the Aldershot/Farnborough Area to provide a Community Link. Two properties considered to be suitable are currently being evaluated with our partner to identify a site. Early discussions have commenced around a partnership with the Library Service for provision of a Community Link within the Winchester Discovery Centre.
 - 5.2.5. Work continues in relation to the Northern Respite scheme with a planning consent granted and detail design work is well advanced. A phase of enabling works, (demolition) will be tendered shortly and is due to start on site early in December. A project appraisal for this scheme is elsewhere on this agenda.

5.2.6. Opportunities in the Totton area continue to be explored for provision of the Keystone Service, with early feasibility work evolving with potential partners. In addition, work to provide a crisis service from an existing residential site in West Street, Havant is progressing well.

6. Recommendation

6.1. That progress on each of the projects is noted.

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

Hampshire safer and more secure for all:	No
Corporate Improvement plan link number (if appropriate):	
Maximising well-being:	Yes
Corporate Improvement plan link number (if appropriate):	
Enhancing our quality of place:	Yes
Corporate Improvement 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 not been considered appropriate in the development of this report.

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. Positive impacts on climate change will be considered at the time each of the projects are reported for approval. This report generally gives an update on progress and it is not appropriate to set out the specific impacts on climate change.