

HAMPSHIRE COUNTY COUNCIL

Committee/ Panel:	Buildings, Land and Procurement Panel
Date of Decision:	5 July 2011
Decision Title:	Major Projects Update
Decision Reference:	2919
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:

- Fort Nelson, Fareham
- Park Community School, Havant
- Portchester Community Centre
- Project 500- Affordable Housing
- Ringwood Gateway
- Runways End Youth Activity Centre, Aldershot.

2. Fort Nelson, Fareham

2.1 Members may be aware that following a successful grant application to the Heritage Lottery Fund (HLF), a major project to improve visitor facilities and access at Fort Nelson was commissioned by the Royal Armouries, which commenced on site in August 2010. Due to an issue with the installation of a new gas main, the completion date has been rescheduled and a new date has been agreed of July 2011. The HLF have provided further support to cover the issues arising on site by increasing their grant allocation by £429,000 to £2.26 million. There is no funding from the County Council on this project.

2.2 Property Services officers continue to provide support throughout all stages of the project; the Royal Armouries have also appointed the County Council to provide Clerk of Works Services and site visits have been made to inspect works in progress and to advise on repairs to the historic fabric. In addition, the County Council and the Royal Armouries are currently finalising the detail of future maintenance arrangements for the new development.

3. Park Community School, Havant

- 3.1 Following the joint commitment of £20 million from both the Children's Services Capital Programme and Policy and Resources Capital Maintenance Programme, plans to replace the defective buildings and refurbish the remainder of the school are being developed by the County Council's Property Services team, in conjunction with the school and Children's Services. This project is the highest priority call on Capital Maintenance resources because of the condition of the existing structure.
- 3.2 Initial strategic site development options were presented to the school at a meeting in April. The school have since reviewed the information provided, and at a subsequent workshop in May, ideas and a preferred development option were discussed and agreed.
- 3.3 The Design Team is now progressing the proposals based upon the preferred option with a view to submitting a planning application in the Autumn.

4. Portchester Community Centre

- 4.1 Members will be aware that that an allocation of funding for a partnership project between the County Council and Fareham Borough Council, 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. The new Portchester Community Centre will be constructed on land to the south of the existing community centre, which is located off Westland Gardens, with an estimated total cost of £2 million for the scheme of work.
- 4.2 Property Services were appointed as the design team for the project and have prepared proposals for the new community centre, which were presented to Fareham Borough Council's Task and Finish Panel of the 23 May, where they were well received. Following approval of the proposals by the Panel, a public consultation event was undertaken at the existing Portchester Community Centre on 6 June and a planning application was then submitted at the end of June 2011.
- 4.3 It is currently proposed to commence construction of the building in early 2012 and complete the project in the autumn of 2012.
- 4.4 The proposed Community Centre will be arranged around a courtyard and includes the following accommodation:
- Children's Centre
 - Main Hall
 - Three Multi-purpose rooms
 - 40 place pre-school
 - Toilets and ancillary administrative accommodation
 - Required sanitary and storage accommodation.
- 4.5 In order to facilitate the project Hampshire County Council will purchase the

identified site from Fareham Borough Council (FBC) and also make a grant and loan available to the Borough. It is then intended to lease the land back to Fareham on a long term basis at nominal rent. A further financial contribution has been allocated in the County Council's 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. Detailed proposals for the various transactions have been put to the Borough Council and a favourable response has been received. It is expected that further progress will be made to enable approval to the legal and lease arrangements to be sought from the Executive Member for Policy and Resources at a future Decision Day meeting.

5. Project 500

- 5.1 Last Summer, an initial review of County Council ownerships identified 103 sites across the County as having some possible merit for consideration as part of the Joint County Council/ District Council Project 500 Affordable Housing initiative. Details of those sites, including a site plan for each, were submitted individually to each of the relevant Local Planning Authorities and their comments invited. Subsequent meetings have been held with each of the District Councils and the County Council's project team is now in the process of reviewing these comments, carrying out initial desktop analysis and undertaking site visits to enable the Assessment Grid for each of the identified sites to be refined and confirmed. The project team meets monthly to review progress by site and to agree next steps. The Project Board meets on a cyclical basis to agree the strategic direction of this important work stream.
- 5.2 From the "sieve" exercise and subsequent feedback received from the District Councils, it has been possible to identify groups of sites to be progressed as follows:
- Phase 1 - includes sites previously being progressed under the former Key Worker/Affordable Housing strategy (for example York Road, Aldershot (up to 5 units); Grove Road, Basingstoke (12-14 units) and Braemore Station (5 units). In addition a further site at Old River Denmead has been recently added. These are regarded as the current top priority (green) sites, with the first 2 being in the process of being sold to a named Residential Social Landlord (EMPR approval April 2010 refers); the sale of Braemore has recently transacted and the fourth site at Denmead was the subject of a report to the Executive Member for Policy and Resources Decision Day on 9 June 2011 recommending the basis of sale.
 - Phase 2- includes sites where initial feasibility work and discussions with the relevant planning authority have proved particularly positive. In some cases, a number of sites have support of Parish Council's too. Many of these are Rural Exception Sites, and as such are likely to be delivered through Hampshire Alliance for Rural Affordable Housing (HARAH) using Hyde Martlett as the delivery RSL. Whilst this is an accepted method of delivery, the sieve exercise undertaken last year

has identified a number of new sites that had hitherto not been considered by HARA. These County Council owned sites, which are variously located, could result in the provision of a further additional 40+ affordable dwellings.

- Phase 3 – includes a further group of sites where more feasibility work is needed, in some cases involving dialogue with a District as a landowner rather than just the Local Planning Authority. For some of these sites there is potentially a joint project to be developed to take a combined site forward.

5.3 At this stage there is the prospect that an additional 150+ affordable housing units could be developed over a 3 to 4 year period as a direct consequence of their identification as part of this strategy. As further opportunities arise they will be added in to this programme with the aim of achieving the ambition of 500 homes. This should be considered in a wider context, namely that as part of the County Council's four year receipt programme more than 500 affordable dwellings will be achieved through Section 106 planning agreements on sites across the County, the most significant of which will be more than 300 units on Merton Rise in Basingstoke.

6. Ringwood Gateway

6.1 The project is progressing well, following the grant of detailed planning consent for the project in January 2011. The project team, in conjunction with the selected contractor, has developed the scheme design and secured tender prices for sub-contract packages.

6.2 Following a period of value engineering, cost certainty has now been achieved within the agreed joint funding envelope sufficient to allow separate contracts for enabling works to the adjoining Furlong car park and the main contract for the gateway building to be let.

6.3 At a recent Gateway Board meeting approval was given to enter into the main construction contracts and documents were signed early in June to support the commencement of the enabling works in July and the main contract towards the end of July. The project programme is such that the completed building will be opened in Spring 2012.

7. Runways End Youth Activity Centre, Aldershot

7.1 Members may recall that following a successful bid for capital grant funding of £5,869,500 from the Government's co-location fund, this project for the activity centre was approved at the Executive Member for Policy and Resources Decision Day on 23 March 2010. Planning permission was secured for this project on 4 May 2010 and construction started on site on 16 October 2010.

7.2 The project is currently on budget, progressing well on site and in line with the key dates reported to Partnership for Schools (PfS), which is the administrative organisation for the major funding partner, the Department for Education. Despite unforeseen delays having occurred on site, primarily

involving particularly bad weather during the winter of 2010/11, the project is still on target to be completed before the end of August 2011 and open for use in September 2011.

8. Recommendation

- 8.1 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 new homes constructed under this initiative will reach the latest codes for sustainability, as required by Legislation.