

HAMPSHIRE COUNTY COUNCIL

Committee/ Panel:	Buildings, Land and Procurement Panel
Date of Decision:	12 October 2010
Decision Title:	Major Projects Update
Decision Reference:	1765
Report From:	Director of Property, Business and Regulatory Services

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1. Executive Summary

1.1. This report provides a regular update on the major projects currently being progressed relating to:

- Children's Services Capital Programme
 - Private, Voluntary and Independent Settings Programme
 - Children's Centres Programme
 - Havant Academy
- Co-location Programmes
 - Runways End Youth Centre
 - Havant Public Sector Village (PSV)
- Culture, Communities and Rural Affairs (CCRA) Projects
 - Basingstoke Discovery Centre
 - Basing House
- Carfax
- Merton Rise
- Ringwood Gateway

2. Private, Voluntary and Independent Settings Programme

2.1. Hampshire County Council is currently in contract with Mansell Construction for nine of the fourteen major standalone PVI pre-schools on County Council owned or controlled sites. The projects at Newlands Primary School,

Oakridge Infant School and Grange Infant School, with a combined contract value of £1,307,487 will be completed in October 2010.

- 2.2. The projects at Rucstall Primary School, Redbarn Community Primary School, Fernhill School and Language College, Berrywood Primary School, Swanmore Church of England (Aided) Primary School and Halterworth Community Primary School, which have a combined contract value of £2,368,645, have a rolling completion through November and December.
- 2.3. The projects at Stockbridge Primary School, Kingsworthy Primary School and Morelands Primary School are all joint Children's Centre/ pre-school projects. Morelands Primary School was completed at the end of the summer, while Kingsworthy Primary School and Stockbridge Primary School are expected to be completed in January 2011.
- 2.4. Following a recent review of the programme by the Department for Education (DfE), £3.6 million from this programme has been recalled by the Treasury – this affects 18 projects that were not contractually committed at the time of the review including five on County Council sites totalling £2.68 million. Abortive costs and fees have been expended on these projects and it is subject to agreement at departmental level. There is no indication that the Government will compensate the County Council in any way. The major pre-school projects not proceeding are those at Burghclere Primary School, New Milton Infant School, North Baddesley Infant School, Meonstoke Infants and Marchwood Infant School.

3. Children's Centre Programme

- 3.1. A three phased programme of providing new Children's Centres is now in its final phase of completion. The total provision will be 81 Centres across the County Council; 57 of which have already been delivered in phases 1 and 2.
- 3.2. Progress on the 24 Phase III Children's Centre capital works schemes is as follows:
 - 6 projects complete
 - 9 projects on site
 - 8 projects due to start on site shortly
 - 1 project preparing for tender
- 3.3. The majority of projects are expected to be complete by the end of 2010, with all 24 Phase III projects complete before the DCSF funding deadline of 31 March 2011, bringing the total number of Children's Centres established in Hampshire to 81.
- 3.4. Representations to the Department for Education have been successful in ensuring funding for Hampshire's Children's Centres Strategy remains intact, despite considerable pressure from Central Government for funding reductions.
- 3.5. Further to the report to this Panel in May 2010, which mentioned the proposed Children's Centre in Odiham Bridewell, the Panel will be pleased

to know that works will be procured with Hampshire Partitioning Contracts Ltd, the framework Contractor who has successfully carried out the 6 library-based projects within Group 1 of the Phase III Children's Centres Programme.

- 3.6. The Phase II project at Spring Meadow Children's Centre, Andover is now complete and operational. The Children's Centres programme remains financially on target.

4. Havant Academy

- 4.1. As Members will be aware, following the coalition Government's announcement on 5 July 2010 to stop the Building Schools for the Future (BSF) programme; the proposals for the creation of Havant Academy (currently referred to as Staunton Park Community Sports College), were put on hold.
- 4.2. However, Members will be pleased to know that following a further review of the project and funding, the Department of Education confirmed on 6 August 2010 that Havant Academy will receive its capital allocation and Financial Close must be achieved with a contractor by April 2011. This is a stretching timescale and the Director of Property, Business, Regulatory Services has already allocated resources to this project with a view to securing Financial Close. The plan is to ensure rapid progress in order to avoid any risks of funding being put at risk in the future. The procurement arrangements for the project are referenced in the Procurement Initiatives item on the agenda. A project appraisal for the design proposals will be considered by the Panel in January 2011.

5. Runways End Youth Centre

- 5.1. The completion date of July 2011 for the project as a whole has been confirmed with the main contractor. The project is progressing on programme and in line with the key dates reported to the Partnership for Schools (PfS), the programme management organisation on behalf of the DfE. Planning permission has been secured, along with the related land purchase from the MOD. Reptile and ecology mitigation works were undertaken in August and arboricultural works were also undertaken in September.
- 5.2. The Main Construction Phase works are programmed to start on 18 October 2010.
- 5.3. A Centre manager has been appointed and has been in post since September 2010.

6. Havant PSV

- 6.1. The workstreams for the project are being delivered to programme. A key milestone has been achieved in the last month, with the sign off of the Construction Gateway 3.

- 6.2. A Branding Workshop was held on 21 September 2010, in order to determine how the Public Service Village would be presented to local service users, and ensure its customer service aims were consistent with the visual identity presented. The workshop was attended by both members of the project team and customer service managers from both councils.
- 6.3. Moves are complete on the first stage of decanting and current feedback is good. All members of staff are now situated in their new locations. The final removal of surplus furniture was completed on 1 October 2010.

7. Basingstoke Discovery Centre

- 7.1. The project is currently on budget and construction works for the Centre started on site on 7 June 2010. The works will be completed at the end of October. There has been a short delay due to unforeseen difficulties encountered in the existing building that were discovered during the opening up works, which concern the existing structure and fire alarm system. This has had no major impact on the delivery of the projects.
- 7.2. Culture, Communities and Rural Affairs (CCRA) have appointed a Centre Manager. Fit out works will be carried out during November and the Centre is due to open to the public at the end of November 2010.

8. Basing House, Basingstoke

- 8.1. Members will be pleased to know that the main contract completed on time and within the approved budget. The Visitor Centre opened to the public for a preview fortnight prior to the official launch event during the August Bank Holiday weekend. This was a success and the Heritage Lottery Fund (HLF) and English Heritage are very pleased with the outcome of the project. Additional works were undertaken within the main contract including the refurbishment of the Lodge Museum, following a further successful grant award from the HLF.
- 8.2. Other works are currently being negotiated with the main contractor. These include the conversion of the Bothy; a small, brick-built building that is currently vacant on-site, into a tearoom, which will be funded by CCRA. In addition, there will be the installation of a new footbridge across the former castle ditch to improve accessibility, which will be funded by the HLF.
- 8.3. Additional works are required to the brickwork ruins following extensive damage over the winter period. A total contribution of £60,000 has been identified from the Policy and Resources Winter Contingency Budget with a further commitment of £75, 000 from CCRA. The repair works are estimated at £300,000 and it is anticipated that this funding will be used as part of a Heritage Lottery Fund bid to complete these necessary conservation and repair works.

9. Carfax

- 9.1. Since the last update to the Panel on 23 March 2010, the project team has been developing options for the site in consultation with Winchester City

Council as part landowner and stakeholder, as well as the Local Planning Authority (LPA).

- 9.2. At the request of the LPA, the project team and Project Board presented the County Council's proposals to the City of Winchester Trust in May. The Trust were very positive towards the County Council's proposals but were keen to see the entire site planned and developed as one coherent whole. The project team will continue to consult with the Trust as the scheme progresses.
- 9.3. The proposals are for a mixed use scheme of around 10,000m². Discussions are currently underway as to the best balance of uses on the site between the two authorities. This will be a mix of residential and commercial space (likely to be employment use as offices) and final agreement will be made in the context of delivering the best level of receipt.
- 9.4. The two Chief Executives met in July and re-affirmed their commitment to work together to secure the project as a joint development. Hampshire County Council's officers will provide the necessary technical support in this partnership agreement.
- 9.5. An acceptable planning framework route is currently the subject of discussions with Winchester City Council as LPA. The two principal options are to submit an Outline Planning Application or use a Development brief. The site's proximity to a Conservation Area will have a bearing on the final choice. The City Council, as LPA, will take the lead on determining the preferred route.
- 9.6. Once the above issues are concluded, a detailed project programme will be formulated and the outcomes of the partnership discussions will be reported to a future meeting the Panel.

10. Merton Rise

- 10.1. Since the Executive Member for Policy and Resources approved a new planning strategy for Merton Rise on 19 October 2009, a new Outline Planning Application has been developed. As part of this process, a formal Screening Opinion has been obtained from Basingstoke and Deane Borough Council (BDBC), as Local Planning Authority (LPA), confirming that a statutory Environmental Impact Assessment (EIA) is not required.
- 10.2. Even without the need for an EIA, Merton Rise is still a major development, which is reflected in the complexity and scale of the planning application. Pre-application discussions with the LPA have been ongoing since early Spring and two public consultation events have been undertaken.
- 10.3. The application is still on programme for submission in early Autumn, to enable it to be determined by the LPA during January 2011. As reported within the approved Marketing Strategy, the proposals will not include the provision of B1 employment space on the western parcel. The location is no longer considered appropriate and demand is weak, making delivery extremely unlikely. This view is endorsed through the BDBC Employment Land Review, which has identified a potential surplus of employment

development opportunities up to 2026. It is now proposed to provide residential development on this parcel, in agreement with the Case Officer at the LPA.

11. Ringwood Gateway

11.1. The project is progressing to programme and a contractor has been selected via the IESE Tier 2 Framework arrangements. A report on the funding and details of the scheme can be found elsewhere on the agenda.

12. Recommendations

That the Executive Member for Policy and Resources be advised to note progress on each of the major projects.

CORPORATE OR LEGAL INFORMATION:

Links to the Corporate Strategy

Hampshire safer and more secure for all:	Yes
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	
<p>The following documents disclose 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.)</p>	
<u>Document</u>	<u>Location</u>
None	

COMPREHENSIVE RISK & IMPACT ASSESSMENT

Race and Equality Impact assessment

Race and equality impact assessment has been considered in the development of this report and no adverse impact has been identified.

Crime prevention issues

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 in this report have no impact on the prevention of crime.

Climate Change

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.