

Development & Major Projects – Project Delivery

Policy, Development & Scrutiny report

22nd January 2013

Development & Major Projects update- Derek Quilter

Council Direct Projects

Southgate

- Southgate Limited Partnership achieved final Planned Completion under Southgate building agreement 3rd December 2012
- Southgate Head Lease granted to Southgate Limited Partnership 20th December 2012
- The freehold title was granted to Aviva 21st December 2012

Public Realm

- **Street Furniture**

- Contract for High Street awarded to Factory Furniture from Swindon to supply bespoke benches, cycle stands, bollards and hanging basket stands for High Street and Northumberland Place.

- **High Street**

- Works due to commence after the Christmas period 7th January 2013 – 1 week earlier than scheduled
- Project is within budget
- Further signage installed to the top of the high street including minor works to be carried out by highways.
- Forecast for project completion 22nd April 2013

Major Projects Panel

Guildhall Tech Hub

- Parking Services vacated premises 18th December 2012 with rooms being cleared of furniture
- FirstExact (the Operator) need to sign a Heads of Terms Agreement before we can enter into a construction contract
- Tenders have been returned and a preferred contractor selected at a figure within the budget forecast
- Subject to a legal commitment with the operator the contractor will be appointed
- Provisional start date set at 14th January 2013
- Based on this completion will be by the end of March 2013

Children's Services

Ralph Allen School Applied Learning Centre and all weather pitch

- Project programme on schedule and on budget
- Foundations are now complete
- All weather pitch to be completed February 2013 – Weather dependent
- Construction aim to complete Summer 2013

St Gregory's & St Mark's Joint 6th Form Centre

- Project remains on budget and to programme
- Site clearance is complete
- Tree root protection is complete (to the satisfaction of the Tree Officer)
- The Environment Agency has approved the piling designs
- Foundations and drainage works are well underway
- Car park formation is complete
- All pre-start planning conditions have been submitted
- Furniture Fixtures & Equipment discussions have started with the school

Major Projects Panel

Keynsham Regeneration Project

- Project remains on budget and to programme
- Contract sum has been agreed
- Contract documents are nearly ready to issue
- Asbestos removal is complete
- Demolition of the retail units (to ground level) is complete
- Service diversions are well underway
- Temporary highway works are complete, including relocation of Temple Street bus stop
- Relocation of the cycle shelter and bin store is being arranged directly by B&NES (deadline: 14th January 2013)
- Works to the multi-story car park are scheduled to start on 14th January 2013
- Awaiting formal discharge of the archaeology, contamination and drainage planning conditions, which will then enable ground works to start.

Somerdale:

- Taylor Wimpey are in the final stages of the detailed archaeological investigation on site.
- They continue to prepare their plans for submission which is anticipated in the next 2-3 months, subject to the results of the archaeological investigations.

Wellsway Sports Centre

- The new facility went fully operational 5th November 2012
- An initial draft and final account has been agreed with Cowlin's and the project remains on course to be delivered within budget.
- The Main Contractor has now left site having completed all of his works with the exception of the external landscaping which has been postponed until next year due to the prevailing bad weather.

Major Projects Panel

Bath Western Riverside

- **Residential occupations**

- § First 30 private residential units now occupied or sold.
- § First 100 affordable units now occupied
- § Shared ownership occupations increasing with strong market interest for the shared ownership product
- § Units are fully sold, strong demand remains.

- **Phase 2**

- § Occupation due 2013
- § 2nd Phase infrastructure for replacement Destructor Bridge commenced November 2012

- **BWR Main scheme**

- § Crest are progressing terms with Wales and West (WWU) to decommission the gas holders subject to funding.
- § Council Report to be drafted for February 2013
- § Decommissioning is expected to take up to 2years from the point WWU contract with Crest.

Victoria Bridge

- **Temporary works (Phase 2)**

- § Temporary crossing will need to be closed again when phase 3 works commence, (mid 2013).
- § Periodic monitoring of temporary works is ongoing.

- **Permanent works (Phase 3)**

- § Design work by AECOM currently progressing through stage 2 of 4.
- § Planning application to be submitted March 2013.
- § Designer checker also now appointed.
- § Completion anticipated mid 2014.

Bath Transport Package

- **Park & Ride expansion**

- § **Odd Down**

- Car Park construction completed 16th November 2012
 - Ash trees are to be reviewed by the Forestry Commission
 - Project remains within budget.

- § **Lansdown**

- Main Park & Ride car park works were stopped for the embargo period however limited works in the new section continued where possible without compromising existing parking spaces.
 - Overflow car park completed 4th December 2012
 - Project completion on target for March 2013

- § **Newbridge**

- E R Hemmings have been appointed to deliver Lot 3 Newbridge.
 - Planning consent is being revised.

- **CCTV**

- § Installation of CCTV to all 3 Park and Ride sites is being carried out over the period from November 2012- April 2013.

Major Projects Panel

South Road Car Park, Midsomer Norton

- Marketing of this site will commence shortly to dispose of a long leasehold interest for food retail use. Expected in February.
- Proposed planning use is in line with both the draft Core Strategy and ERDP
- Envisaged that this will promote increased footfall & improved links with the High Street to promote private investment / regeneration opportunities for the town.

Former Railway Land, Radstock

- In early December the cabinet announced plans to progress with an updated outline planning application.
- It is anticipated that this will be submitted in late Spring.
- This will include the detail of the agreed road scheme following the detailed consultation in December 2011.
- Linden are progressing plans for the development which will form part of the updated outline planning application

Keynsham K2

- The Council is currently considering bids received for the sale of the K2 site in South West Keynsham.

MOD Sites

- The MOD have now completed their procurement process for the 3 development sites
- Preferred bidders for each of the sites have been selected
- Following the finalisation of the initial agreements the MOD will announce the successful developers.