

**Development & Major Projects – Project Delivery**

**Policy, Development & Scrutiny report**

**14<sup>th</sup> May 2013**

**Development & Major Projects update- Derek Quilter**

### Council Direct Projects

#### High Street

- North Midland temporary offices cleared from High Street week commencing 22<sup>nd</sup> April 2013
- Planned completion date – beginning of May 2013 due to additional works

#### Guildhall Tech/Creative Hub

- Decorations to interior nearing completion
- Final electrical fittings being installed
- Floor finishes being laid
- Grant awarded to new CIC (£120k) for IT and FF&E
- Completion anticipated early May 2013

#### Children's Services

- **Ralph Allen School Applied Learning Centre and all weather pitch**
  - New build programme on schedule and on budget
  - AWP (All Weather Pitch) handed over to school and operational
  - New build is watertight and external cladding nearing completion
  - Mechanical & electrical trades commenced
  - Project completion scheduled for end July 2013
  - School to occupy from September 2013
- **St Gregory's & St Mark's Joint 6<sup>th</sup> Form Centre**
  - Project remains on budget and on programme
  - Cross Laminated Timber frame works completed
  - Works commenced on roofing
  - Mechanical & Electrical work has commenced

### Bath Western Riverside

- **Residential occupations**
  - First 75 private residential units now occupied or sold.
  - First 100 affordable units now occupied
  - All shared ownership units are sold
  
- **Phase 1**
  - Complete
  
- **Phase 2**
  - 115 Units complete
  - 125 under construction for completions in 2013
  
- **Phase 3**
  - Reserve Matters consent granted for Buildings B1 & B17
  - Destructor Bridge Reserve Matters Application submitted to close out the planning process
  
- **BWR Future Phases**
  - Crest are progressing terms with Wales and West Utilities (WWU) to decommission the gas holders. B&NES have received RIF (Revolving Infrastructure Funding) from the Local Enterprise Partnership to bring this forward.
  - Cabinet approved the use of RIF at the April 2013 Cabinet
  - Decommissioning is expected to take up to 2 years from the point of contract with Wales and West Utilities & Crest.

## Major Projects Panel

### Victoria Bridge

- **Temporary works (Phase 2)**
  - Temporary crossing will need to be closed when phase 3 works commence, in Summer 2013.
  - Periodic monitoring of temporary works is ongoing.
  
- **Permanent works (Phase 3)**
  - Design work by AECOM ongoing. Scheme design now complete.
  - Listed Building Consent application was submitted in April 2013.
  - Victoria Bridge exhibition remains open to end of May 2013 at the Museum of Bath at Work.
  - Invitations to tender for role of Principal Contractor now issued. Principal Contractor appointment envisaged June 2013.
  - Works commencement envisaged in summer 2013.
  - Works completion anticipated mid 2014.

### Bath Transport Package

- **Park & Ride expansion**
  - **Lansdown**
    - Bus shelter planning application granted 12<sup>th</sup> April 2013
    - Landscaping works to Sports pitch- fertilisation and seeding on-going
    - Sports pitch expected completion September 2013
  
  - **Newbridge**
    - Planning application expected for submission June 2013
  
- **CCTV**
  - Installation of CCTV equipment to Odd Down and Lansdown park & ride has been completed.

## Major Projects Panel

### Keynsham Regeneration Project

- Project is on-time and on-budget
- Demolition works are now complete
- Archaeology investigations are nearly completed
- Storm and foul sewers have been diverted
- Foundation construction works have started for the new offices
- Willis Newson has been appointed as Public Art Consultant
- Retail signage to promote business along Temple Street has been completed

### Odd Down Playing Fields

- **3G Pitch**
  - Consultations with FA/RFU regarding shared use, size and specification on-going.
  - Pre-application planning submission issued 10<sup>th</sup> April 2013
- **Changing Rooms**
  - Pre-application planning submission issued 10<sup>th</sup> April 2013
  - Design based upon a functional 6 changing room single storey design option, with options for an 8 room changing facility and enhanced community space.
  - Final design solution will depend on funding availability from governing bodies namely FA/RFU/ECB.
- **Cycle Track**
  - Works completed on 8<sup>th</sup> April 2013
  - Delivered under budget and on time
  - Surplus British Cycling funding to be utilised on cycle related works (probably storage) within the Changing Rooms

### Development

- **South Road Car Park, Midsomer Norton**
  - Marketing consultants have been appointed to market the site as a supermarket.
  - Site investigations underway to examine the ground conditions.
  - In parallel the Council's planning consultants are currently investigating the key planning issues that will apply to development.
  
- **Former Railway Land, Radstock**
  - BANES and NRR (Norton Radstock Regeneration) are continuing to work up an outline planning application for the NRR site
  - Consultation is expected in May with an outline planning application to follow thereafter
  - The current draft scheme proposes a comparable level of housing and commercial/retail space
  - The scheme also includes an amended Highway arrangement in line with the highways scheme previously consulted on.
  
- **Keynsham K2**
  - Barratt Homes have been selected as preferred developer.
  - They are currently carrying out site investigations with a view to finalising a design before starting the planning process.
  
- **Somerdale**
  - Taylor Wimpey have recently hosted community consultation, and are using the feedback from this and the pre-application process to develop plans for submission
  - A hybrid planning application for the site is expected very soon (part detail, part outline) and engagement with Taylor Wimpey will continue through this process.

- **MOD Sites**

- The purchasers of the sites were announced at the end of March.
- Warminster Road has been acquired by Warminster Road Developments a consortium comprised of Square Bay, Firmstone Developments and Edward Ware Homes. Robert Adam Architects have been instructed as the Architects.
- Ensleigh has been bought by Spitfire Developments who will identify a development partner.
- Foxhill has been acquired by Curo.
- Now the purchasers have been announced the detailed timeframes around the prospective development programmes will emerge through early discussions and advice with the developers.

- **Victoria Hall, Radstock**

- Options for its ongoing sustainable future are being prepared for consideration by the cabinet
- A budget for the refurbishment of the building has been secured
- Instruction for the removal of the asbestos have been given, work is due to commence in May 2013