

**Development & Major Projects – Project Delivery**

**Policy, Development & Scrutiny report**

**23<sup>rd</sup> July 2013**

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

## **Council Direct Projects**

### **High Street**

- Construction Works Complete & Contractor cleared area
- Street furniture (cycle stands, benches & bollards) remain to be installed in August
- Bus Shelter installation forms part of BTP shelter programme for installation at the end of the year.

### **Guildhall Tech/Creative Hub**

- The lease has been signed and a soft launch is underway to test the system. The first members have signed up.
- Operator is currently fitting out in preparation for commencement of business at the end of July 2013

### **Children's Services**

- **Ralph Allen School Applied Learning Centre**
  - On programme
  - Due for completion at the end of August 2013
  - Building is currently undergoing finishes and decorations
  - Soft landscaping works to be delayed until planting season in October 2013
- **St Gregory's & St Mark's Joint 6<sup>th</sup> Form Centre**
  - Project remains on budget and on programme
  - Roof works and render completed
  - Removal of scaffolding has commenced
  - M&E Installations ongoing
  - Raised flooring installed to first floor
  - Highways works agreed with Highway Authority

### 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**
  - 135 Units complete
  - 105 under construction for completions in 2013
  
- **Phase 3**
  - Building B17 (55 further affordable homes) now commenced
  - Replacement Destructor Bridge granted consent – Construction will commence in Oct 2013
  
- **BWR Future Phases**
  - B&NES have signed RIF funding for both Destructor Bridge and the Gas Holder decommissioning. Subject to contract decommissioning will commence next quarter.
  - Crest are now progressing to Reserve Matters for all remaining 'secured' land homes (up to 820 units).

### Victoria Bridge

- **Permanent works (Phase 3)**
  - Listed Building Consent application was submitted in April 2013.
  - Victoria Bridge exhibition ran until May. Positive feedback received from public
  - Main Contractor appointment for refurbishment/reconstruction awarded
  - Works commencement envisaged in September 2013.
  - Works completion anticipated mid 2014.
  - It anticipated that works will maintain access over the bridge for the majority of the works period

### Bath Flood Mitigation

- B&NES & Environment Agency are working in partnership to deliver the phase 1 works between Churchill Bridge Gyratory and Midland Bridge
- Design team appointed and progressing initial design options
- Environmental screening opinion submitted to and processed by the LPA

## Major Projects Panel

### Bath Transport Package

- **Park & Ride expansion**
  - **Lansdown**
    - Bus shelter installation due to commence early July 2013
    - Landscaping works to Sports pitch- fertilisation and seeding on-going
    - Sports pitch expected completion September 2013
  - **Newbridge**
    - Public exhibition held on the 27<sup>th</sup> June 2013
    - Planning application expected for submission end of July 2013
- **CCTV**
  - Planning granted for Windsor Bridge Road mast installation

### Keynsham Regeneration Project

- Project remains on-time and on-budget
- An Open Office Event was held on 26/06/13 – attended by 60 members of the public
- Archaeology investigations have been completed
- Foundations have been completed to the new offices
- Construction of the concrete frame has started to the Civic Centre
- The car park steel frame is being erected

### Odd Down Playing Fields

- **3G Pitch**
  - Public Consultations planned for July
  - Consultations with FA/RFU regarding shared use, size and specification on-going.
  - Planning submission target August 2013
  
- **Changing Rooms**
  - Planning submission target August 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 and track is now in public use.

### Development

- **Former Railway Land, Radstock**
  - The outline planning application has now been submitted by NRR and registered by BANES. The planning reference is: 13/02436/EOUT
  - The outline application seeks permission for a mixed use development including up to 210 residential units of varying sizes, 695 sq m of retail business floor space (use classes A1-15 and B1), 325 sq m of B1 or community floor space (D1), conversion of the Brunel shed as well as permission for various associated works.
  - Determination of the outline application is targeted for the 23<sup>rd</sup> October 2013.

- **South Road Car Park, Midsomer Norton**

- Marketing commenced in May via an email to supermarkets and developers as a teaser campaign, supplemented with an advert in the Estates Gazette
- Expressions of Interest were gathered and totalled 42
- Tender bids including design proposals were received on 28 June from 5 development companies
- These bids are currently being evaluated and a short list of 3 will be invited in for an interview during July, with the aim to select a preferred bidder in the next 6 weeks.
- Site investigations underway to examine the ground conditions; these have come back and were very positive as to the potential lack of contamination on the site. The Council's contaminated land officer agrees with the recommendations. She has suggested that the Environment Agency review the report and make their comments at this stage.

- **Keynsham K2a**

- Barratt Homes have been selected as preferred developer.
- They are finalising designs before starting the planning process which will involve the formal pre-application process.

- **Somerdale**

- A hybrid (part detail, part outline) planning application for the site was received in May.
- The detailed part of the application is for 157 dwellings, change of use of Block A for up to 113 apartments. It also covers highway works, social and sports pavilion (new Fry Club), new sports pitches, alterations to factory buildings B and C for employment use (B1) leisure (D2 uses) and retail (A3, A4 and A5 uses).
- The proposal is currently being considered. Engagement with Taylor Wimpey will continue through this process.

- **MOD Sites**

- 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. This will progress through the pre-application process.
- Ensleigh has been bought by Spitfire Developments who have identified a development partner and will commence formal pre-application process.
- Curo are currently working up proposals for the Foxhill site and have begun community consultation around the future of Foxhill. Curo have also arranged an Urban Regeneration Panel (URP) meeting for the 10<sup>th</sup> July in order to discuss their emerging plans for the site.
- 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**

- Emery Brothers appointed as main contractor
- Works commenced on Monday 1<sup>st</sup> July 2013
- Call in period for cabinet decision expired on Wednesday 11<sup>th</sup> July 2013
- 1<sup>st</sup> phase due for completion September 2013 to meet requirements of potential occupier
- No problems currently with cost or programme