

Development & Major Projects – Project Delivery

Policy, Development & Scrutiny report

17th September 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 September.
- Bus Shelter installation forms part of BTP shelter programme for installation in 2014.

Children's Services

- **Ralph Allen School Applied Learning Centre**
 - Works now complete and building ready for occupation – practical completion 16th August 2013
 - Soft landscaping works to be delayed until planting season in October 2013

- **St Gregory's & St Mark's Joint 6th Form Centre**
 - Project remains on budget and on programme
 - Highways works due complete 23rd August
 - Furniture, fittings and Equipment installation has commenced
 - Snagging currently underway

- **Weston All Saints Primary School**

- KS2 classroom & Kitchen extension
- Planning decision delayed due to highways and road safety issues raised
- Travel consultant appointed to update and amend Schools travel plan
- Travel regulation order and highway improvement works maybe required
- Planning application likely to go before September committee due to highways issues.
- Mealings construction have been appointed as the main contractors, start date dependant on being granted planning.
- Revised start date pending planning decision, target start dated early October, completion March 2014
- KS1 new classroom block
- Beard Construction have been appointed to develop the Stage 1 design and firm up their Tender price
- Pre-planning application feedback received – main concern raised over highways safety and possible road improvement necessary pending approval of a Schools Travel plan.
- Full planning target submission mission date end September 2013
- Revised start on site date end February 2014, completion December 2014

Bath Western Riverside

- **Residential occupations**
 - First 100 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

Major Projects Panel

- **Phase 3**
 - Building B17 (55 further affordable homes) now commenced for occupations Oct 2014
 - Replacement Destructor Bridge granted consent – Construction will commence in Oct 2013

- **BWR Future Phases**
 - Gas Holder decommissioning has commenced following contracts between B&NES/Crest/Wales & West. Decommissioning will be completed September 2013. Follow on demolition and remediation will take up to a further 2 years.
 - 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 now granted (with conditions) by the Secretary of State.
 - Main Contractor stage 1 pre-construction services underway.
 - Works commencement envisaged in November 2013.
 - Works completion anticipated mid 2014.
 - It is anticipated that access will be maintained over the bridge for the majority of the works period and a small number of short stoppages of the towpath will be required.

Bath Flood Mitigation

- Project remains on budget and on programme
- B&NES & Environment Agency held a successful Stakeholder introduction workshop 1st August
- Design team working towards a planning application in the Autumn
- Procurement of a Highways Engineer underway to help develop the design and provide technical support

Park & Ride expansion

- **Lansdown**
 - Bus shelter installation delayed pending problems with sub-contractor procurement, waiting BBCEL revised date
 - Landscaping works to Sports pitch- further topsoil works necessary due to poor surface condition, pending BBCEL proposal

- **Newbridge**
 - Planning application was submitted on the 26th July 2013
 - Listed building consent application associated with the bridge works currently being compiled
 - Planning Committee date targeting 23rd October 2013
 - Expected start on site mid-January 2014
 - Expected project completion August / September 2014
 - ER Hemming's continue to manage the on-going Environmental works

- **CCTV**
 - Windsor Bridge Road mast installation in progress

Keynsham Regeneration Project

- Project remains on-time and on-budget
- Works to the office frames are progressing as planned
- The Civic Centre structure is progressing as planned
- The car park extension is nearing completion and will be handed over to B&NES in October 2013.
- Public parking on two levels of the refurbished car park will commence in October 2013

Odd Down Playing Fields

- **3G Pitch**
 - Public Consultation undertaken in July
 - Consultations with FA/RFU regarding funding contributions, shared use, size and specification on-going.
 - Planning submission target September 2013

- **Changing Rooms**
 - 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 dependent upon on going funding and layout discussions with governing bodies namely FA/RFU/ECB.
 - Planning submission target September 2013

- **Cycle Track**
 - Works completed and track is now in public use.

Development

- **Former Railway Land, Radstock**

- The application went before the Radstock Town Council on Monday 19th August and was approved.
- Determination of the outline application is targeted for the 23rd October 2013
- The JR period (6 weeks) would expire on the 16th December allowing a commencement of works in the opening weeks of 2014.
- Linden Homes are currently working up a detailed planning application for area 2 and are hoping to make the application imminently.

- **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 September, 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 including undertaking community consultation. Barratt Homes have developed a scheme for pre-application purposes, and are pro-actively engaging with the Council on that scheme through 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 has continued throughout the process, and the scheme is progressing towards a committee determination likely to be in September, subject to obtaining all of the necessary information.

- **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 formal pre-application process.
- Ensleigh has been bought by Spitfire Developments who have identified a development partner. The scheme will be prepared and will engage the Council through the formal pre-application process.
- Curo attended the URP meeting on the 10th July and their broad concepts for the Foxhill site were warmly welcomed. Curo continue to engage in discussions around the development of the site with the local community and it is understood that these will inform any emerging proposals for the site. In the meantime, Curo are keen to proceed with the demolition of the redundant MOD buildings on site (which are a safety risk) and it is understood that an application for the demolition is expected shortly.
- 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

- Works proceeding to programme and completion of phase 1 was on the 6th September 2013.
- Emery have been very co-operative allowing the tenant access to the site frequently.
- Agreement for Lease was exchanged with the tenant, Sue Hill Dance Ltd, on 13 August 2013 and tenant will occupy phase 1 under licence until practical completion of whole in December when the lease will commence.