



Hinckley & Bosworth
Borough Council

A Borough to be proud of

FORWARD TIMETABLE OF CONSULTATION AND DECISION MAKING

SCRUTINY COMMISSION

8 DECEMBER 2016

ALL WARDS

CAPITAL PROJECTS AND MAJOR REGENERATION UPDATE

Report of the Deputy Chief Executive (Community Direction)

1. PURPOSE OF REPORT

1.1 To update members on progress of the key capital projects currently being delivered by the Council. More specifically the report will focus on:

- Trinity Lane, former Leisure Centre
- Former Co-op site 61 – 63 Castle Street
- Ambion Court
- Martinshaw Lane
- Hinckley Crescent Development
- SUEs
- Druid Street Development
- Land West of Hinckley

1.2 To highlight to Members the position of each project with regard to its delivery and key milestones within their proposed programmes.

2. RECOMMENDATION

2.1 Members note the content of this report.

3. PROJECT UPDATES

3.1 Trinity Lane Demolition, former Leisure Centre

3.2 The former Hinckley Leisure Centre demolition project was awarded to Cawarden on 1 August 2016 and commenced on site on Monday 15th August. The contract was for a period of 13 weeks and will leave the former leisure centre site cleared and ready for future development. The demolition involved various mechanical means to pull down walls and floors and take up foundations along with the removal of the building's contents, asbestos and termination of all live services.

- 3.3 The contract directed the contractor to ensure as little disturbance of any existing trees or grassed areas as possible. A hoarding was be erected around the building prior to the commencement of the works which separated the existing green frontage and building structure. Working hours on site were restricted to Monday – Friday 8:00am – 6:00pm, with some work being necessary on Saturday mornings however local residents and businesses were given prior notice where this was necessary.
- 3.4 Although the associated Trinity Vicarage Road car park will eventually form part of the whole redevelopment site, this part of the site is currently retained as a public car park both during the demolition and beyond. Part of the existing car park has been included within the demolition contractors site boundary providing a location for site setup and contractor parking. Whilst the pedestrian access from the car park to Trinity Lane has been closed during the demolition works a paved link will reopen on completion of the contract.
- 3.5 At the time of writing this report the contract is on programme and within budget.

4. Former Co-op site 61 – 63 Castle Street

- 4.1 The former Co-op site in upper Castle Street was acquired on 14 October 2016, following the Council decision on the 6th September, which supported the recommendation - “to approve purchasing the former Co-op site in order to secure the facility and the site, with further options being pursued after that time”.
- 4.2 The Coop site is a key strategic site in a key part of the town centre. It was considered the most viable site in the short/medium term for the delivery of a much-needed town centre car park, due to its location being adjacent to Upper Castle Street and close to Stockwell Head (two of the three priority areas), its proximity to the leisure centre, its immediate availability and its potential for longer term development, once a level of usage has been established. It was also acknowledged as the most likely option to deliver a suitable public car park within the pre-Christmas timescales.
- 4.3 Work is now being carried out by Officers to establish both the short term and long term options for this site. Initial utilisation of the 115 space carpark which opened on 24 October showed a 42% occupancy in its first weekend and the trend for use is increasing

5. Ambion Court

- 5.1 Ambion Court is situated in Southfield Way near the centre of the village of Market Bosworth. The building contains 25 studio flats and 4 x 1 bedroomed flats for rent to older people and a 3 bedroomed warden’s flat. The scheme was built in the 1970s and there are essential works needed to the building which will require significant financial outlay. The studio flats do not have their own bathrooms and therefore whilst the location is excellent and current residents are happy at the scheme, vacancies are becoming harder to let as the accommodation does not meet the expectations of modern sheltered housing.
- 5.2 On 12 July 2016 the HRA Investment board approved the recommendation to remodel Ambion Court as the other options, that included extending or rebuilding the scheme, could not be achieved within budget and grant or partner funding could not be sourced.

- 5.3 The remodelled scheme will consist of 17 x 1 bedroom flats and 7 x 2 bedroom flats which will all benefit from modern facilities including new bigger kitchens and their own level access shower rooms. There will also be 2 Guest rooms (1 on each floor) with interlinked communal bathrooms containing a bath suitable for those with reduced mobility. This is to allow residents' guests to freshen up and bathe whilst doubling up as a communal bathroom for residents.

The re-modelling will also include:

- Renewing/upgrading old and tired heating and wiring installations
- Individual heat metering for each flat
- New windows and doors
- Upgrade of fire alarm and call equipment
- Upgrade of passenger lift
- Accessible gardens with seating areas
- Redecoration
- Additional mobility scooter storage

- 5.4 Tenants will be able to influence items such as kitchen types and colour schemes from a list of specific pre-identified ranges. They will be agreed by a majority decision as a 'one size fits all' approach. Tenants have been kept informed of the project and detailed consultation with Tenants is planned for November 2016.

- 5.5 Drawings for the £1.9m project are due to be submitted for planning early next year with onsite activity commencing during the Summer-time and tenants returning to their new homes early 2018.

6. Martinshaw Lane

- 6.1 Martinshaw Lane in Groby has an undeveloped piece of vacant land which is situated behind a row of Council bungalows and some private detached and semi-detached houses. There is also a reasonable amount of mature soft landscaping around the Site.

- 6.2 The £1.4m project will see the site being developed to include the construction of nine bungalows which will be made available for rent to the elderly as part of the Council's social housing stock. The bungalows will be a mixture of one and two bedroom homes and Planning Approval for these has been granted.

- 6.3 Bidders for the work have been advised that they can supplement their bid with 'priced' alternatives for the development, subject to the alternatives meeting or exceeding the needs of the development and at no additional cost.

- 6.4 The Tendering process for the works is underway and it is estimated that on site activity will commence in February 2017 with a completion date of early November 2017.

- 6.5 Soft Landscaping of the site will be undertaken by the Council's Green Spaces Team.

7. Hinckley Crescent Development

- 7.1 Construction of the new Crescent development began in June 2014 and was completed in November 2015. This development includes a new supermarket for

Sainsbury's with an integrated car park (Block E), a 5 screen cinema for Cineworld with 9 units beneath (Block C). A further 6 large retail units (A Block), a gym provider (D Block) and 6 small units adjacent to the new bus intersection on Waterloo Road (B Block).

- 7.2 Cineworld's occupation was agreed as a pre-let anchor tenant for the leisure sector within the development.
- 7.3 In support of the project the Council purchased Block C to extend its commercial estate and add to its retail offer within Hinckley Town Centre.
- 7.4 Following a report to Full Council in November 2015 it was agreed to reconfigure the ground floor area of Block C to provide accommodation for a "headline tenant".
- 7.5 Block C's tenants now include Cineworld; Tarro Lounge (part of a national chain); Rossini Italian Restaurant; Mobility & Lifestyle; Elbow Room (a local micro pub) and FAB (a local fast food business). A tenancy has been agreed (subject to contract) for a further two units with the remaining two units being marketed by Strutt & Parker. Further assistance in letting the units is being sought by more locally centric agents.
8. Hinckley Leisure Centre
 - 8.1 The Centre continues to perform well. 7 Leicester league galas booked for 2016/17 and 10 local schools regularly use the facility which is very encouraging.
 - 8.2 Leisure Centre has been shortlisted in the top three £3m+ best building category in the Pro Con awards – results announced on 18 November 2016.
 - 8.3 September witnessed the introduction of the new 'Supa Aqua Inflatable session' which has been a complete success. Sessions are selling out almost immediately and since the launch on the 3rd September they have been at capacity ever since.
 - 8.4 Schools returned in the autumn for the new academic year, as everybody gets back into the normal routines there was thought of a possible downturn in footfall, however, swimming continues to attract excellent participation over the month; Adults swimming in September against last year showed significant growth at 127% and Junior swimming was even higher at 245%.
 - 8.5 The site is in partnership with Research Garage in Hinckley and have a branded vehicle for outreach to generate awareness of the Leisure Centre.
 - 8.6 2 full time Apprentices have been appointed in September through PFP Leisure's training provider Lifetime. A further apprentice is due to start late October.
 - 8.7 Swimming Lessons are renowned for growth in September and we were not disappointed. The scheme had its strongest growth since opening during this period, currently at 1833, 60% up on last year
 - 8.8 Fitness members stand at 2533 at the end of September, which was static for the month
 - 8.9 Footfall is up 22% against the same period last year.

9. Sustainable Urban Extensions

- 9.1 Earl Shilton SUE - The development comprises 81 hectares (200 acres) and the Earl Shilton and Barwell Area Action Plan (AAP) allocates land for housing, employment, retail, recreation/open space and community facilities. It also contains policies which relate to proposals that require site specific conditions such as design guidance, conservation and protection of open spaces, through development control policies which will be used in the day to day assessment of planning applications.
- 9.2 A developer consortium proposes 1,500 new homes, 4.5 hectares (11 acres) of employment development with access from a new connection to the A47. The consortium are working with their consultant (AMEC), submitting a planning application to the borough council and Leicestershire County Council to commence pre-application discussions with a view to submission in early 2017.
- 9.3 A viability assessment for the SUE is being appraised and this will be used to inform the Section 106 package.
- 9.4 Barwell SUE - The development site covers an area of 132.37 hectares (327.09 acres) and is currently agricultural land. It has been allocated for residential, community and employment uses and the Earl Shilton and Barwell Area Action Plan requires improve connections between the site and Earl Shilton Town Centre; 4.5ha of employment land; community facility contribution (AAP Policy 2); indoor sport and leisure contribution (AAP policy 5); public realm strategy contribution (Policy 19). The developer consortium propose up to 2,500 homes, a community hub with potential for shops, a healthcare facility or pub-restaurant, a two-form entry primary school, employment space and open spaces including sports pitches and play areas.
- 9.5 Following a resolution to grant planning permission in 2013 the Section 106 agreement has been drafted and broadly agreed by the parties. The council is intending to review the final agreement in late 2016 to allow the decision to be signed and planning permission issued. The council is seeking an updated programme from the consortium for bringing the site forward for delivery.

10. Druid Street

- 10.1 The Council was successful in a bid for funding from the Government's 'Starter Homes Local Authority Funding Programme' administered by the Homes and Communities Agency (HCA). The Programme is to support schemes that will contribute towards the target of 200,000 starter homes over the course of this parliament through the preparation of underused brownfield land for future high quality Starter Home development. The funding had to be linked to projects to support the development of homes for first time buyers on vacant and underused brownfield sites in local authority ownership. Starter homes must be offered exclusively to first-time buyers aged under 40 with a discount of 20% on market values.
- 10.2 The Council secured a grant which has been used to undertake site investigations including ecological, topographical and utilities surveys as well as to fund an options study and appraisal of an 874 m2 site at Druid Street owned by the Council. A total sum of £11,619.91 was drawn down to cover the works.
- 10.3 Council at its meeting on 6 September 2016 confirmed that the site at Druid Street, Hinckley was declared surplus and should be marketed and disposed for use for the construction of starter homes. Work on preparing the sales particulars is being

finalised and it is proposed that the site will be marketed in a similar way to the HRA sites being sold currently. This is to allow the Council to meet the terms of the funding agreement that a contract with a developer is to be in place and planning permission secured by 31 March 2017. A start on site of the Starter Homes is then required by 31 March 2018 to enable completion by 31 March 2019.

11. Land West of Hinckley

11.1 Land West of Hinckley – The development site covers an area of 44.04 hectares and is currently agricultural land. The site is allocated in the Site Allocations and Development Management Policies DPD for 850 dwellings, including 20% affordable housing, a local shop, a primary school, pedestrian access links across Normandy Way and appropriate provision of play and open space.

11.2 Two planning applications have been considered. The latest is an application for 850 dwellings, including 20% affordable housing, 500m² of retail units, a primary school, community facilities including sport pitches, parkland, children's play areas, allotments, sustainable urban drainage systems, a new access from Normandy Way and associated infrastructure. The application taken to Planning Committee 21st June 2016 was resolved for approval subject to conditions and the completion of a Section 106. The first draft of the Section 106 has been drafted and commented upon. A second draft has been received and is with the council's appointed solicitor for comments. Work is still ongoing upon the contributions required for the pavilion, town centre improvements, and the details off site highways works, in consultation with Leicestershire County Council Highways.

11.3 A full application for an element of the allocated site, (phases 1 and 2) has been considered. This application is for 260 dwellings, formal and informal public open space, a new access from Normandy Way and associated infrastructure including a sustainable urban drainage system. The application was approved by Planning Committee 16th August 2016 subject to conditions and the completion of a Section 106 agreement. A first draft of the Section 106 has been prepared however a number of amendments are required. Due to the necessary linkages with the Section 106 for the outline planning application the figures and detail must reflect this and therefore work is ongoing to secure the appropriate figures and details needed to secure a suitable Section 106 package.

12. EXEMPTIONS IN ACCORDANCE WITH THE ACCESS TO INFORMATION PROCEDURE RULES

12.1 This report is to be taken in open session.

13. FINANCIAL IMPLICATIONS (IB)

13.1 Budgets for individual schemes are approved in accordance with financial procedure rules.

14. LEGAL IMPLICATIONS (AR)

14.1 None arising directly from this report. Where applicable, each individual scheme has previously been considered separately within past submitted reports.

15. CORPORATE PLAN IMPLICATIONS

15.1 All of the projects contained in this report are key deliverables towards the Corporate Plan and have been individually assessed for how they contribute to the Authorities strategic aims.

16. CONSULTATION

16.1 Where necessary individual consultations have taken place to support each project within this report.

17. RISK IMPLICATIONS

17.1 It is the Council's policy to proactively identify and manage significant risks which may prevent delivery of business objectives.

17.2 It is not possible to eliminate or manage all risks all of the time and risks will remain which have not been identified. However, it is the officer's opinion based on the information available, that the significant risks associated with this decision / project have been identified, assessed and that controls are in place to manage them effectively.

17.3 Significant risks associated with each project are highlighted within individual risk assessments for each project and appropriate mitigations put in place for high risk elements.

18. KNOWING YOUR COMMUNITY – EQUALITY AND RURAL IMPLICATIONS

18.1 Implications for Equality and Rural Implications have been considered at the project initiation stage for each of the projects highlighted in this report.

19. CORPORATE IMPLICATIONS

19.1 By submitting this report, the report author has taken the following into account:

- Community Safety implications
- Environmental implications
- ICT implications
- Asset Management implications
- Procurement implications
- Human Resources implications
- Planning implications
- Data Protection implications
- Voluntary Sector

Background papers: None

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