

Cabinet Report: Development of Yiewsley Sites (Former pool, former Bowling Club, current Yiewsley Library and car park)

Cabinet Member(s)	Councillor Ray Puddifoot MBE Councillor Jonathan Bianco
Cabinet Portfolio(s)	Leader of the Council Cabinet Member for Finance, Property and Business Services
Officer Contact(s)	Michael Naughton, Residents Services
Papers with report	None

NOT FOR PUBLICATION
This report contains confidential or exempt information

This item is included in Part II as it contains information relating to the financial or business affairs of any particular person (including the authority holding that information) and the public interest in withholding the information outweighs the public interest in disclosing it (exempt information under paragraph 3 of Part 1 of Schedule 12A to the Local Government [Access to Information] Act 1985 as amended). This item is also included in Part II as it contains information in respect of which a claim to legal professional privilege could be maintained in legal proceedings - paragraph 5 of Schedule 12A to the Local Government Act 1972.

1. HEADLINE INFORMATION

Summary	<p>This report seeks authorisation to progress the development of various sites in Yiewsley including the former Bowling Club site, the former pool site, Yiewsley library and adjoining car park and proposed budget costs for a mixture of residential, new library and leisure developments.</p> <p>This report seeks:</p> <ul style="list-style-type: none">a) Authority to appoint consultants to complete feasibility studies and deliver the scheme to completion.b) To approve the budget to develop a mixture of residential and leisure developments on the Yiewsley sites.c) To delegate all future decisions on the project to the Leader of Council and the Cabinet Member for Finance Property and Business Services in conjunction with the Deputy Chief Executive and Corporate Director for Residents Services.
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Putting our Residents First	This report supports the following Council objectives of: Our People; Our Built Environment.
Financial Cost	The potential cost of developing the Yiewsley sites (Former pool, former Bowling Club, current Yiewsley Library and car park) is £23,014k. This report seeks approval to allocate £79k to appoint consultants with a view to undertaking the necessary feasibility study, surveys and legal investigations to progress the scheme.
Relevant Policy Overview Committee	Corporate Services and Partnerships Policy Overview Committee, Residents' and Environmental Services Policy Overview Committee, Social Services, Housing and Public Health Policy Overview Committee
Ward(s) affected	Yiewsley

2. RECOMMENDATIONS

That Cabinet approves:

- 1. Approves the development of the Yiewsley Sites (Former pool, former Bowling Club, current Yiewsley Library and car park) for a mixture of residential and leisure development.**
- 2. The allocation of £79k from the overall £23,014k budget to appoint consultants for professional, technical and construction services in order to carry out the tasks necessary to prepare full proposals and deliver the mixture of residential and leisure developments to completion.**
- 3. Delegation of all future decisions regarding these projects to the Leader of Council and the Cabinet Member for Finance Property and Business Services in conjunction with the Deputy Chief Executive and Corporate Director of Residents Services.**

Reasons for recommendation

The Council proposes to develop the two sites into general housing and supported housing, along with leisure facilities to support local community needs and enhance the Yiewsley area.

Alternative options considered / risk management

Various options were considered and parts of these options are now being taken forward. These comprise a mixture of residential and leisure developments, which will be developed into full proposals following the appointment of the lead consultant to complete a feasibility study and surveys.

Policy Overview Committee comments

None at this stage.

3. INFORMATION

Supporting Information

The entire site now comprises the former Yiewsley pool site, Yiewsley Library and adjoining car park, and the former Yiewsley bowls club. Previously options have been reviewed for one of the sites separately. Approval was received by Cabinet September 2013 for the development of a 12 unit supported housing scheme for people with learning disabilities on the former Yiewsley Pool site which remains unchanged as part of these proposals.

The proposals below outline the potential options to be developed into full proposals following the appointment of a lead consultant and completion of a feasibility study, surveys and any necessary legal entitlement checks. As these sites are in close proximity to one another, it would be more cost effective that the development proposals are agreed and progressed to completion together.

Yiewsley Pool Site

The proposal is to construct 31 flats on this site along with the 12 supported housing units which have previously been approved. These will be a mix of 1 and 2 bedroom units including parking. These have been discussed in principle with Planning and are a feasible option subject to satisfying the covenant on the site.

Yiewsley Bowls Site, Car Park and Yiewsley Library

The proposal is to construct 41 flats in a four storey building on this site along with a leisure development and outdoor play area. These will be a mix of 1 and 2 bedroom units. These have been discussed in principle with Planning and are a feasible option.

Leisure Development

There are proposals to demolish and build a new library facility in Yiewsley with the same footprint as the current library. In addition there are proposals to construct a leisure facility on this site for which options will be developed following the appointment of the lead consultants. All necessary legal entitlement checks need to be completed and actioned in order to secure the most suitable option for the site.

Car parking

The current pay and display car parking to the rear of the Yiewsley Library can, if required, be accommodated within this proposal. There will be temporary closure of the car park during the construction period and a reduction in spaces.

Preliminary estimate of costs

In broad terms (subject to completion of a feasibility study and surveys) the costs include the following:

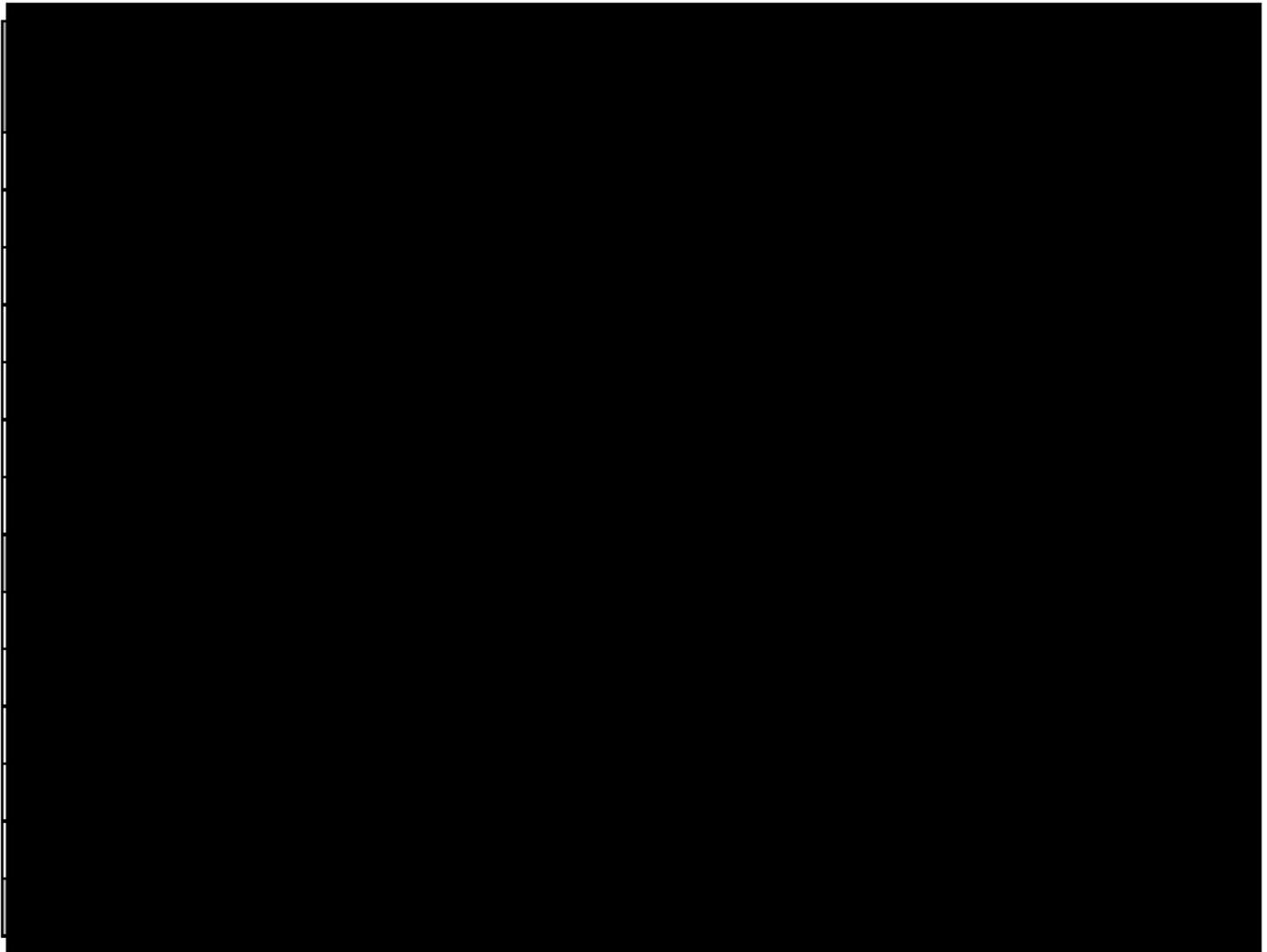
Yiewsley (former pool site)

- 31 flats with a mix of 1 and 2 bedroom units.
- 31 Car parking spaces for the development.
- Includes a combination of balconies and roof garden, along with a cycle store.

Yiewsley (former Bowling Club / current Car Park and Library site)

- 41 flats with a mix of 1 and 2 bedroom units.
- 53 Car parking spaces for the development, Yiewsley Library and Visitor parking spaces.
- Leisure facility and car parking.
- Yiewsley Library.
- Includes a combination of balconies and roof garden.

Table 1 – Total Estimated Project Cost for development of Yiewsley Sites



Project Contingency

Some risks could not be transferred (e.g. unforeseen conditions etc), so officers have included contingency outside of the contract sums (see table). The strategy is to cater for risks that do not sit with the contractor under the terms of the contract.

Feasibility Report

A feasibility report is required to take this project to the next stage. The brief should be to look at the various options for the site, the number and mix of units that can be fitted along with a more detailed budget estimate based on the increased level of information available. Based on recent projects for a stage 1 feasibility report the expected fee would be in the order of [REDACTED] equating to approximately [REDACTED] plus any surveys that may be required. This report seeks the allocation of [REDACTED] to appoint consultants for professional, technical and construction services in order to carry out the tasks necessary to prepare full proposals and deliver the mixture of residential and leisure development to completion.

Financial Implications

Cabinet in February 2017 approved a budget of [REDACTED] within the Council General Fund Capital Programme for the development of the Yiewsley Sites. This is being entirely funded from Council resources. Of the overall budget, the 2017/18 allocation is [REDACTED].

This is a relatively large and complex development, which will deliver a mix of residential and non-residential assets for the benefit of the Council and local residents. This includes the proposal to build 31 discounted market sale units on the Yiewsley Pool site in conjunction with the development of a further 41 discounted market sales units on the former Yiewsley Bowling Club site / current car park and library. The development will be inclusive of a new gymnasium, library and additional car parking spaces.

[REDACTED]

The estimated costings are only preliminary and are based on benchmark London BCIS rates for similar individual builds, and not on detailed plans. The estimate includes a broad adjustment for inflation reflecting an indicative [REDACTED] construction start date. This will be finalised upon the appointment of consultants and the review of options culminating in the appointment of a contractor, subject to approval.

Within the total project budget there is a contingency of [REDACTED] for unforeseen risks that may emerge during the project. The contingency amount has been set at [REDACTED] of the project costs excluding inflation.

Recommendation 1 therefore seeks Cabinet approval to progress the development of the Yiewsley Sites for a mixture of residential and leisure developments to be funded from the aforementioned approved budget.

Recommendation 2 is seeking approval to appoint consultants for professional, technical and construction services to take the scheme through initial feasibility and carry out the tasks necessary to facilitate full proposals. The cost is approximately [REDACTED] of the estimated construction cost amounting to [REDACTED]. This will be subject to variation upon the completion of a tender exercise which will be addressed by way of a separate Cabinet Member report seeking appointment and associated Capital Release. The consultancy costs will be funded from the overall [REDACTED] set aside for internal and external fees as detailed by way of table 1.

Recommendation 3 seeks Cabinet approval to delegate all future decisions with respect to the Yiewsley development to the Leader of Council and the Cabinet Member for Finance Property and Business Services in conjunction with the Deputy Chief Executive and Corporate Director of Residents Services.

4. EFFECT ON RESIDENTS, SERVICE USERS & COMMUNITIES

What will be the effect of the recommendation?

This is a relatively large and complex development, which will deliver a mix of residential and non-residential assets for the benefit of the Council and local residents.

Consultation Carried Out or Required

Internal consultation with Housing Capacity and Demand Group, Lettings Team, Tenancy Management Team and Homeless Prevention Team took place, when proposing the development of general needs and supported housing. Further consultation will take place with stakeholders as required.

5. CORPORATE IMPLICATIONS

Corporate Finance

Corporate Finance has reviewed this report and concurs with the financial implications laid out above. Cabinet in February 2017 approved the [REDACTED] budget for the Yiewsley Site Development, which will deliver a range of residential & non-residential assets for the benefit of the Council and local residents. The budget for this development is fully funded from Council Resources and includes [REDACTED] Fees. The costs of the consultants as requested in this report will be funded from this budget subject to Capital Release protocols.

Legal

The Borough Solicitor confirms that there are no legal impediments to Cabinet agreeing the recommendations set out in the report. Officers are currently seeking permission to appoint consultants to complete feasibility studies in relation to the potential development of the sites. The appointment of consultants will be subject to competitive tenders in accordance with the Council's Procurement and Contract Standing Orders.

Given that all future decisions on the project will be delegated to the Leader of the Council and the Cabinet Member for Finance, Property and Business Services, further more detailed legal advice will be given once proposals for the site are developed.

Corporate Property and Construction

Capital Programme authorised this report.

6. BACKGROUND PAPERS

NIL