

# FAREHAM

## BOROUGH COUNCIL

### Report to the Executive for Decision 06 February 2017

<b>Portfolio:</b>	Policy and Resources
<b>Subject:</b>	<b>Solent Airport – Refurbishment of the Control Tower and Provision of Fuelling Facilities</b>
<b>Report of:</b>	Director of Finance and Resources
<b>Strategy/Policy:</b>	Corporate Strategy
<b>Corporate Objective:</b>	To maintain and extend prosperity. A dynamic, Prudent and Progressive Council.

#### **Purpose:**

The purpose of this report is to seek approval to undertake improvements to the internal element of the Control Tower at Solent Airport Daedalus, and to improve the provision of fuelling facilities.

#### **Executive summary:**

The control tower at Daedalus is an important piece of infrastructure, providing air traffic facilities for the operational team, office space for commercial tenants, meeting facilities and being adjacent to the parking apron for visiting aircraft. However, parts of the tower are in a poor state of repair and consequently it is significantly under-utilised.

A survey has identified the works that are required to bring large parts of the tower back into use, and to bring other elements, such as heating systems, up to a modern standard.

It is proposed to carry out the refurbishment of the control tower in two phases with phase one aimed at providing an open plan seating area and operational WCs prior to the Daedalus 100 anniversary celebrations, with phase two providing a complete refurbishment of the ground floor, installation of a gas supply and heating system and an enlarged car park for completion by Spring 2018.

The report also sets out proposals to install equipment for aviation fuel supplies at the airport. Fuel arrangements are an essential part of airfield infrastructure, and are required to support business continuity and short to long term growth plans for the airfield.

**Recommendation:**

That the Executive:

- (a) agrees to the inclusion of the following schemes in the 2017/18 capital programme:
  - Refurbishment of the control tower at an indicative cost of £330,000; and
  - Provision of fuelling equipment and infrastructure at an indicative cost of £250,000;
- (b) delegates authority to the Director of Finance and Resources, following consultation with the Executive Leader, to award the contracts for the refurbishment of the control tower, subject to the cost being within the allocated budget.
- (c) delegates authority to the Director of Finance and Resources, following consultation with the Deputy Leader, to finalise detailed arrangements for the procurement of fuelling equipment, subject to the cost being within the allocated budget.

**Reason:**

To enable the delivery of the Vision for Daedalus to continue.

**Cost of proposals:**

The estimated cost of the projects is £580,000, to be funded from capital receipts arising from the plot disposals at Daedalus.

**Appendices:**                **None**

**Background papers:** **None**

**Reference papers:**     **[“Daedalus: A Vision and Outline Strategy”](#) document**

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## BOROUGH COUNCIL

### Executive Briefing Paper

<b>Date:</b>	06 February 2017
<b>Subject:</b>	Solent Airport – Refurbishment of the Control Tower/Provision of Corporate Facilities
<b>Briefing by:</b>	Director of Finance and Resources
<b>Portfolio:</b>	Policy and Resources

#### INTRODUCTION

1. In April 2016, the Executive considered a report providing an update on the Council's capital investment project at Daedalus. In addition to providing an update on three approved capital projects, the Executive was advised of a number of other projects that were planned for the future to further implement the Council's vision for the airfield.
2. This report presents the plans to improve the provision of facilities for visitors and to help attract more corporate aviation and recommends that the capital budget for these works be approved.

#### PROVISION OF FACILITIES FOR VISITORS

3. The current facilities for visitors to the airport are limited to an outside catering concession with an external seating area and limited access to the WC facilities within the control tower.
4. The existing control tower has a single story ground floor area that is currently vacant and in a poor state of repair. This area has been identified as being suitable for use as a corporate aviation facility, visitor/pilot seating area with refreshment facilities, provision of WC's together with some office accommodation for aviation related tenants.
5. Conversion to such a use is constrained by the internal layout of the ground floor, the lack of any heating, poor quality WC's and the need for structural improvements following the removal of internal load bearing walls by a previous tenant.
6. It is proposed to refurbish the control room in two phases. Phase one will comprise the immediate works required to bring the large room at the western end of the control tower back into use prior to the 100<sup>th</sup> anniversary celebrations for the airport.
7. Phase 2 of the project will encompass a more significant project to bring the whole of the ground floor back into use, to provide a heating system for entire building and improve and increase the onsite parking facilities.

8. A summary of the works proposed in each phase is given below:

(d) Phase one:

- Create a new entrance into the large room at the western end of ground floor extension to allow direct access from the car park.
- Structural repairs to the large room at the western end of the ground floor to allow for the new entrance to be created, to provide support where internal load bearing walls were demolished and to create an opening into a secondary room to create additional space.
- Deep cleaning and bringing back into operation the two ground floor WC's in the extension. These WC's will be suitable for ambulant use only as provision for those with a disability will be included within phase 2 of the project.
- The central corridor and the large room at the western end of the extension will be decorated, power will be provided for wall mounted panel heaters and carpet tiles will be laid.

(e) Phase two

- To convert the existing garage to a plant room to accommodate the new incoming gas main and the relocated electricity distribution board.
- To provide a new gas fired heating system to all areas of the control tower with replacement pipework throughout.
- To demolish and remove the existing generator room.
- To clear out the existing basement plant room and convert to storage area.
- To create an opening to allow a central corridor to run throughout the ground floor extension.
- To convert three existing small office areas for use by future aviation related tenants.
- To provide a kitchen facility with servery for reheating, microwave, beverages etc. but not for food preparation. To serve the open plan seating area to be created.
- To provide suitable male, female and accessible toilet facilities.
- To create a new entrance from the car park into the ground floor extension opposite the existing airside access.
- To convert existing office space either side of the airside access door to a corporate lounge with adjacent office accommodation.
- To create additional car parking capacity.

## **PROGRAMME**

9. For phase one it is proposed to complete the design works and structural specification and obtain building control approval by the end of March to allow works to commence in April with completion no later than the end of May 2017.
10. For phase two the following programme is proposed:

<b>Activity</b>	<b>Timescale</b>
Detailed design and specification.	February – April 2017
Local Authority Approvals	May 2017 – June 2017
Tender Period	July 2017
Executive to approve award of contract	September 2017
Contract Start	November 2017
Contract Completion	February 2018

## **POTENTIAL FOR HERITAGE CENTRE**

11. Part of the Council's vision for Daedalus includes provision for a heritage facility to acknowledge the long standing history on the airfield. While these plans have not advanced to a large extent, options are being explored to enable a historic hangar to be used as part of the heritage experience. Equally, the café and visitor element could be located in the existing Control Tower.
12. Therefore it has been important to make reference to the potential options for the heritage facility when determining the refurbishment options for the ground floor of the Tower. The proposals set out in this report would complement the heritage options that are currently being explored.

## **FUELLING ARRANGEMENTS**

13. A key component of the airfield vision and business plan is the provision of aviation fuelling facilities. It is estimated that over 175,000lt of fuel are used each year and this is currently supplied through private arrangements, but as the airport grows it is critical that a robust fuel supply is available. This is particularly important for the growth of corporate aviation visitors and aviation businesses choosing to locate to Daedalus.
14. The airport operator, Regional and City Airports, have undertaken a review of infrastructure requirements to enable fuelling to be introduced, and have made recommendations to Officers. The requirements include:-
  - Purchase/Lease of a 30,000 litre JET A1 tank;
  - Purchase/Lease of a 20,000 litre AvGas tank;
  - Purchase/Lease of two 5,000 litre refuelling vehicles for JetA1 and AvGas;

15. The estimated investment required for this equipment is c.£250,000, and depending on fuel sale volumes is estimated to achieve a return on investment of between 3 and 6 years.
16. Coupled with the infrastructure, it will be necessary to prepare detailed operating procedures, for the handling and quality control of fuel, and fire safety arrangements will be updated to reflect the new facilities. The operations team will be trained for handling the fuel and an application made for a petroleum licence has been submitted.
17. Finally, arrangements for the on-going purchase of fuel have been reviewed, considering “direct supply” arrangements, bulk supply through the existing fuel framework that the Council accesses for Depot services, and also fuel supplied by the airport operator under the operating contract. This indicates that fuel purchases via the Airfield Management contract offered the best price at the current time, although this will be kept under review to ensure the council continues to access the best value option.
18. If the Executive are minded to agree in principle to the investment in infrastructure, delegated authority is sought for the Director of Finance and Resources, in consultation with the Deputy Leader (in his capacity as Chairman of the Daedalus Member Working Group), to agree detailed arrangements for procuring the equipment. This will enable the equipment to be acquired ready for use in the spring 2017.

## **FINANCIAL IMPLICATIONS**

19. It is estimated that phase one of the improvements to the control tower will require a budget of £30,000 whilst phase two will require £300,000.
20. The infrastructure and equipment costs for a fuelling facility are estimated to be £250,000.
21. The Executive are asked to consider approving a total budget of £580,000 to fund the improvements identified in phase one and phase two of the control tower improvements, and for the provision of fuelling facilities.

## **CONCLUSIONS**

22. Good progress continues to be made on delivering vision for Daedalus adopted in October 2015. Plans have now been developed to carry out improvements to the Control Tower and install a robust fuelling facility and this report seeks funding approval to implement these improvements.

### **Enquiries:**

For further information on this report please contact Gareth Satherley. (Ext x4476)