

FAREHAM

BOROUGH COUNCIL

Report to the Executive for Decision 09 July 2018

Portfolio:	Policy and Resources
Subject:	Fareham Civic Quarter Regeneration Proposals
Report of:	Director of Planning and Regulation
Corporate Priorities:	Maintain and extend prosperity

Purpose:

The purpose of this report is to firstly provide an overview of the Council's progression on regeneration proposals within the Fareham Town Centre Civic Quarter and secondly to seek approval for a budget for the next stages of work to be undertaken.

Executive Summary:

This report provides background to the regeneration proposals within the Fareham Civic Quarter, and then provides an overview of their progression since publication of the Corporate Strategy and Fareham Town Centre Regeneration Vision. This report explains the proposed next steps to progress these regeneration proposals, and seeks approval for necessary resources and a budget to support this project.

Recommendation:

It is recommended that the Executive approves a budget of £275,000 to facilitate procurement of a dedicated resource to masterplan and programme manage delivery of the phases comprising the Fareham Civic Quarter Regeneration project and to undertake surveys and technical reviews for the progression of more detailed designs and programming for the Fareham Civic Quarter Regeneration project.

Reason:

The regeneration of the Fareham Civic Quarter is a key Council priority identified in both the Corporate Strategy 2017-2023 and the Fareham Town Centre Regeneration Vision (July 2017).

Cost of proposals:

This report seeks approval for a budget of £275,000 to facilitate procurement of a dedicated resource to masterplan and programme manage delivery of the phases comprising the Fareham Civic Quarter Regeneration project, and to undertake surveys and technical reviews required for the progression of more detailed designs and programming for the Fareham Civic Quarter Regeneration project.

Appendices:

None

Background papers:

None

Reference papers:

'Fareham: a prosperous and attractive place to be' Corporate Strategy 2017-2023

'Planning the Future of Fareham Town Centre' Fareham Town Centre Regeneration Vision (July 2017)

Report to the Executive: 12 October 2015 – Works to the Civic Offices

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Executive Briefing Paper

Date:	09 July 2018
Subject:	Fareham Civic Quarter Regeneration Proposals
Briefing by:	Director of Planning and Regulation
Portfolio:	Policy and Resources

INTRODUCTION

1. This report follows on from the work of the Fareham Town Centre Regeneration Vision Member Working Group which resulted in the adoption of the Fareham Town Centre Regeneration Vision by the Executive in July 2017. This report provides background to the emerging regeneration proposals for the Fareham Civic Quarter, and provides an overview of their progression since publication of the Corporate Strategy 2017-2023 and Fareham Town Centre Regeneration Vision; the regeneration of the Civic Quarter is a key Council priority identified in both documents. This report explains the proposed next steps to progress delivery of these regeneration proposals, and seeks approval for necessary resources and a budget to support this project.

BACKGROUND

'Fareham: a prosperous and attractive place to be' Corporate Strategy 2017-2023

2. As explained in the current Corporate Strategy 2017-2023, in order to maintain and extend prosperity in the Borough, one of the Council's aims is to commence the regeneration of Fareham Town Centre, which will include the provision of new homes, improvements to retail, leisure and entertainment facilities and changes to parking provision.

'Planning the Future of Fareham Town Centre' Fareham Town Centre Regeneration Vision (July 2017)

3. In February 2016, a Member Working Group was established and tasked with developing a high-level corporate vision document that focused on opportunities to improve and enhance Fareham Town Centre. In early 2017, a draft vision for Fareham Town Centre was produced and consulted upon from late February to March. Then at the July Executive in 2017, in light of this consultation, a finalised Fareham Town Centre regeneration vision was produced for approval and subsequent publication.

4. Within this regeneration vision, entitled 'Planning the Future of Fareham Town Centre', one of the five areas which were particularly focus on was the 'Civic Quarter'. The 'Civic Quarter' is an area that is largely focused on Ferneham Hall, Osborn Road Multi Storey Car Park and the surrounding surface car parks. As the July 2017 Executive Report highlighted, the area around the Council's ownership has redevelopment potential and whilst the Council will proceed to look at options to develop land within our control, we are keen to work with other landowners and partners in the area should they have proposals which help regenerate the Civic Quarter and the wider Town Centre.
5. As the regeneration vision document explained the redevelopment of the Civic Quarter could include:
 - Replacement of Osborn Road Multi Storey Car Park due to its condition and obsolescence enabling provision of adequate public parking in the right places for those who work in and visit the town centre;
 - Creating a new cultural and arts facility to replace Ferneham Hall;
 - Some potential commercial development;
 - Preserving the Civic Gardens;
 - At least around 100 new homes with parking;
 - Improve the pedestrian linkages to the West Street and the wider town centre.

OVERVIEW OF THE PROGRESSION OF FAREHAM CIVIC QUARTER REGENERATION PROPOSALS

6. Subsequent work progressing the regeneration of Council owned assets within the Civic Quarter has focused some key elements. The first is Ferneham Hall, which is becoming out-dated. The Council needs to consider ways to achieve better value for taxpayers through reducing the Council's subsidy currently needed to run Ferneham Hall through the provision of a new Cultural and Arts Facility. The second is Osborn Road Multi-Storey Car Park. This is not considered an attractive parking facility, with this view evident in many of the responses the Council received during the consultation on the regeneration vision. In addition, the lifespan of the current car park means it will need significant investment or replacement in the short to mid-term.
7. When the new modern Cultural and Arts Facility is delivered, and the Osborn Road Multi-storey car park demolished, there is the opportunity for a residential-led development within the Civic Quarter. It is considered important that the re-provision of new public parking in the Civic Quarter will need to be planned in the context of public parking available across Fareham town centre, both for the interim period of development construction and for the long-term.
8. Officers have undertaken initial feasibility work to assess how these key elements could be delivered, an overview of which is provided in the next section below.

Remodelling of Ferneham Hall 'in-situ' into a New Modern Cultural and Arts Facility

9. In respect to Ferneham Hall, initial feasibility work has been undertaken to assess several options to redevelop or remodel a new modern Cultural and Arts Facility 'in-situ' or relocated within the Civic Quarter.
10. The feasibility work concluded that the remodelling of Ferneham Hall into a new modern Cultural and Arts Facility 'in-situ' would be preferable, particularly in respect to reducing estimated costs and enabling delivery over a shorter time-scale. However, this would mean that the existing Ferneham Hall would need to be closed over a relatively short time period whilst the remodelling works are undertaken.
11. The details of the proposed new modern Cultural and Arts Facility such as its specification, costings and likely timeframes for delivery as a first phase are set out in a separate Executive Report on this agenda. It is important to highlight that when consulting on the regeneration vision for Fareham Town Centre there was strong support for a new modern Cultural and Arts Facility.

Demolition of Osborn Road Multi-Storey Car Park and re-provision of new public parking

12. As previously explained Osborn Road Multi-Storey Car Park is a rather outdated facility and will need to be demolished in the short to mid-term. Demolition of the car park will need to be planned in tandem with the re-provision of an appropriate level of new public parking with the Fareham Civic Quarter and potentially elsewhere in the Town Centre. Feedback from the consultation on the regeneration vision supported the provision of adequate public parking in the right places for those who work in and visit the town centre.
13. It should be noted that when the regeneration vision was produced in July 2017 it used parking data from the previous year (2016). One of the important strands of these regeneration proposals is to make sure suitable levels of parking are provided for changing needs.
14. Proposals for Osborn Road Multi-Storey Car Park and re-provision of new public parking will be reported to a future Executive meeting. It should be noted that in June 2018 the Executive approved some minimal low-cost measures to improve the perceived safety of the Osborn Road Multi-Storey Car Park in the short-term prior to demolition.

Opportunity for Residential-Led Development

15. The remodelling of Ferneham Hall (Cultural and Arts Facility), coupled with the demolition of Osborn Road Multi-Storey Car Park will result in an opportunity for a residential-led development, in conjunction with the appropriate re-provision of public parking within the Fareham Civic Quarter, to be delivered in accordance with the Regeneration Vision and also the Draft Local Plan. This will help ensure best value and aid the regeneration of the Fareham Civic Quarter, and in turn help support the town centre as a whole.
16. Proposals outlining how an opportunity for residential-led development can be progressed will be reported to a future Executive meeting.

Retain & Enhance the Civic Gardens and Relationship with the Civic Offices

17. It is important to highlight that as expressed during the consultation, which informed the final regeneration vision, how well liked the Civic Gardens are and that therefore they should be retained as part of any redevelopment proposals. Given this, the refurbishment and remodelling of Ferneham Hall and redevelopment of Osborn Road Multi-Storey Car Park offer opportunities to enhance the Civic Gardens. For example, whilst the Civic Gardens are a pleasant place to walk through, they do not currently exhibit those qualities that encourage people to dwell there for long periods, other than use of several benches.
18. Built in the mid-1970s, the Civic Offices form a tall imposing building within the Fareham Civic Quarter. As highlighted in an earlier report to the Executive, the Civic Offices are in need of investment and refurbishing, for example, but not limited to, replacement windows and plant. It is important such a building does not detract from new refurbishment and remodelling of Ferneham Hall, as they form an important backdrop to the Fareham Civic Quarter.
19. Forthcoming Executive reports will detail proposals which seek to ensure that the Civic Gardens are retained and enhanced as part of the Council's wider regeneration proposals to provide an attractive public realm within the Fareham Civic Quarter, which positively addresses the relationship with the Civic Offices.

Proposed Next Steps: Resourcing and Budget

20. To take the next stages of the regeneration proposals forward within the Civic Quarter, this report proposes that several resources be put in place to ensure successful implementation. It is important that the various elements of the regeneration proposals are carefully co-ordinated from design through to delivery. In particular, there is a need to ensure that disruption to the local community and Town Centre is minimised, whilst successfully providing a new modern Cultural and Arts Facility, new public parking provision, retained civic offices, enhanced civic gardens and residential led development. This requires a dedicated resource to masterplan and programme manage delivery of the phases, with the initial priority being to undertake technical reviews and site surveys. These will enable both the progression of more detailed architectural designs and the development of a detailed programme for the regeneration proposals. This resource will also ensure that the architectural/design teams and the operators procured for these various regeneration projects deliver their objectives, in terms of the quality and outcomes expected.
21. The series of technical reviews and site surveys to be commissioned will be necessary to ensure the design/architectural teams procured are able to devise detailed scheme designs for all of the elements of the Civic Quarter outlined in this report, starting with the remodelled Cultural and Arts Facility as a first phase. This in turn will reduce as much as possible contingency and unknown costs. The procurement of architectural/design resource will build on much of the initial feasibility and design work already undertaken on Ferneham Hall.
22. A programme of parking surveys across Fareham town centre is also proposed, to be undertaken prior to and during the phased delivery of the Civic Quarter Regeneration project. This survey work is considered important in order that the proposals for consecutive phases of the project ensure that parking provision is maintained at a suitable level, both for the interim period of development construction and for the long-term, to support the town centre as a whole.

23. This report seeks approval for a budget of £275,000 to facilitate the initial procurement of the dedicated resource and undertake surveys and technical reviews for the progression of more detailed designs and programming for the Fareham Civic Quarter Regeneration Project. Further budget provision for this dedicated resource to manage will be contained within the proposals for each phase of the Fareham Civic Quarter as these come forward to the Executive in greater detail. The initial programme envisages further technical and site surveys being undertaken over the summer/ autumn of 2018 with a planning application for the first phase, namely the remodelled Cultural and Arts Facility being submitted autumn/ winter 2018.

Enquiries:

For further information on this report please contact Claire Burnett, Head of Planning Strategy and Regeneration (Ext 4330).