

Bishopstoke, Fair Oak and Horton Heath Local Area Committee

8 March 2023

Tabled Item

Report of the Local Area Manager

Background

1.1 Fair Oak and Horton Heath Parish Council agreed the business case for the demolition of the old scout hut and construction of a new a Community Café at New Century Park on Shorts Road, Fair Oak at its meeting on 4 May 2021. It subsequently agreed a building design in July 2021 and agreed a whole project budget of £386k in July 2022. Planning approval was achieved in February 2022. The scout hut was demolished in June 2022. On 18 July 2022 the Parish awarded the contract for the construction of the Community Café to Vision D&B.

1.2 On 10 March 2021, the Bishopstoke, Fair Oak and Horton Heath (BIFOHH) Local Area Committee (LAC) approved Developers Contributions (DCs) of £158k towards the project. A subsequent, additional, approval of £60k for enhanced green infrastructure was approved by the LAC on 26 Jan 2022. The community Café is a key project detailed on the approved Local Area Action Plan (LAAP) 23/24, approved at the 1 February 2023 BIFOHH LAC meeting.

1.3 Following the results of significant soil testing, including screw pile testing which showed it was necessary to pile at a minimum of eight metres, the structural engineer has redesigned a new foundation scheme.

1.4 The new proposed scheme: Piled Raft would consist of a reinforced concrete slab being carried by a network of concrete piles driven into the ground under the key lines of loading from the structure above. The reinforced concrete slab will form the floor structure of the proposed building.

1.5 This necessary redesign, along with increases in the cost of construction materials due to the length of time the ground investigations took, has meant that the total project sum has increased by £62,714.35.

1.6 As the details of the above, came after the setting of the Parish Council's precept, the Parish Council has contributed the full sum above from its reserves, bringing it very close to its recommended reserve minimum.

1.7 The delivery of the much-desired sustainability elements of the project such as the living wall, solar panels, community fridge and planters as well as eco-interiors now depend on additional funding support. These elements come to approximately £28,750.

1.8 Due to the committee cycle, taking into account the upcoming elections, the next BIFOHH LAC is not until 28 June 2023. To wait for approval until June to progress with the scheme, would likely add further costs to the project with the increase in building materials with inflation.

1.9 It is recommended, however, that Councillors approve the below developer contributions to progress this community scheme:

Z/40514, White Tree Farm, Fair Oak – unallocated community infrastructure	£0.92
F/14/73968, Land at St Martins, Botley Road, Horton Heath – unallocated community infrastructure interest	£45.37
F/14/75053, 39 Witt Road, Fair Oak – unallocated community infrastructure	£574.32
F/15/77211, Land at White Tree Farm, Botley Road, Fair Oak – community infrastructure HH community centre flooring indexation	£1,186.59
F/15/77211, Land at White Tree Farm, Botley Road, Fair Oak – community infrastructure HH community centre windows indexation	£884.41
F/15/77500, Land to the West of Hammerley Farm, Burnetts Lane, Horton Heath – community infrastructure in LA of BIFFOH	£23,092.97
O/15/77190, Pembers Hill Farm, Mortimers Lane, Fair Oak – community infrastructure for any/all of extension to Fair Oak Village Hall, upgrade to FO youth/community building, FO library or community/youth worker or new community building on strategic site	£2,965.42
TOTAL	£ 28,750

Recommendation

That the Committee approve, in principle, the allocation of the Developers Contributions outlined above. This decision will be subject to formal, retrospective, approval at the next BIFOHH LAC on 28 June 2023.