

CABINET: 3 SEPTEMBER 2003

HANGAR FARM, TOTTON: OUTCOME OF TENDERS**1. BACKGROUND**

- 1.1 At its meeting on 2 April 2003, Cabinet agreed the allocation of funds to a comprehensive scheme for the development of facilities at Hangar Farm, Totton. Since that report, the scheme has been let for tender and the results are now in.
- 1.2 The outcome was a significant shortfall on the Barn but scope for savings with the park. As a result the Town Council has had to seek additional funds from the Heritage Lottery Fund for the barn and these were forthcoming. The implication for funds allocated by this Council is no net increase but a re-allocation between developers contributions for community facilities and those for open space.
- 1.3 Members will recall the very tight timescales for this scheme. This, together with the "cost neutral" nature of the request meant that the Director of Resources utilised his powers under Financial Regulation 2.4, with consultation, to authorise the re-allocation. Financial Regulations require this action to be reported to Council.

2. THE RE- ALLOCATION

- 2.1 The report in April was specific concerning the sums allocated from community facilities and open space.
- 2.2 Some detailed changes have taken place to the scheme in the light of the tender outcome but they are of no material significance.

3. FINANCIAL IMPLICATIONS

- 3.1 The allocated funds remain the same in total but differ in their source. Given the list of aspirations for future open space projects, officers feel this change is actually an advantage.

SOURCE	PREVIOUS (£)	CURRENT (£)
NFDC capital	£170,000	170,000
Community developers contributions (first allocation)	33,000	33,000
Community developers contributions	114,000	174,000
Open Space developers contributions	1,838,000	1,778,000
TOTAL	2,155,000	2,155,000

- 3.2 In overall terms, the scheme is now operating with a budget of £3,195,000 – clearly a very significant scheme indeed. The response of the Heritage Lottery Fund is a strong indication of the high priority they accord the scheme.

4. ENVIRONMENTAL IMPLICATIONS

- 4.1 The scheme would secure the productive community use of a listed building within the development area. This would not only benefit the built environment but would also make best use of a building within the local community. The scheme would also bring into use a further area of public open space, which has been planned as a key part of this area since the first Development Briefs were devised.
- 4.2 There can be disturbance issues associated with public recreational facilities but this site is well suited given its location and existing use. There will be the matter of floodlighting of the tennis courts but this should be capable of resolution in the design and planning process. Designing and implementing the site as part of the one scheme should aid matters.
- 4.3 Designers have been asked to consider sustainable drainage measures within the site as part of the layout.
- 4.4 Ecological diversity is to be improved as part of the landscape design.

5. CRIME AND DISORDER IMPLICATIONS

- 5.1 Having accessible local facilities for young people can help mitigate crime and disorder issues. This is particularly so in this case where the facility has been developed to meet a range of needs. There has been some consultation with young people to this point but given the nature of the scheme further work is proposed.
- 5.2 An external bid for a further £15,000 is being made to the Government Office for the South East, in order to 'engage the community'. This is expected to allow further participation from young people and local people offering ultimately a sense of responsibility and ownership.

6. CONSULTATION

- 6.1 The Town Council is the lead agency and advises that there has been considerable consultation on the ground. The proposal has been considered by the internal Open Space Group, which supports the recommendation. There is also a requirement for the Leisure Service and Planning Service to make specific comments on any scheme seeking to use developers' contributions. The local member comments received are supportive of the project and welcome the action after such a prolonged period of time. All of these were supportive factors in the original Cabinet decision.

7. PORTFOLIO HOLDER'S COMMENTS

7.1 The Portfolio holder supported the original decision and confirms that support.

8. RECOMMENDATION

8.1 It is recommended that the decision of the Director of Resources made in accordance with Financial Regulation 2.4, concerning the re-allocation of funds from developer's contributions for the Hanger Farm scheme be noted.

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Background Papers:

Letter from Totton and Eling Town Council
15th July 2003

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