

**Civic Campus Regeneration Working Group
Draft Minutes
1 September 2020
11:00 – Virtual Meeting**

Hart District Council

Cllr Richard Quarterman
Cllr Anne Crampton
Cllr Chris Dorn
Cllr Wendy Makepeace-Browne
Cllr David Neighbour

Officers

Patricia Hughes
Mark Jaggard
Glyn Lloyd

External Attendees (Advisory Group)

Cllr Bob Schofield	Fleet Town Council
Olivia Paine	HLM Architects
Richard O'Neil	HLM Architects
Simon Hope	Montagu Evans
Guy Bonser	Gleeds

Apologies:

Samantha Whiting (Hampshire CC), Cllr James Radley, Emma Foy

- 1) **Welcome from Chairman and introduction of Samantha Whiting representing HCC**
 - GL & RQ had a productive conversation with Nicola Horsey of Hampshire CC who is the Assistant Director of Community and Regulatory Services and Chris Jellife representing the Hampshire CC Estates team. Nicola recommended that Samantha Whiting from Library Services attend the WG meetings going forward.
 - Nicola stated that the library as it stands could be half the size which would reduce the running costs for HCC.
 - GL advised that Samantha Whiting is unable to join this meeting but will be joining next month.

- 2) **Review draft project work programme (all)**
 - Members agreed that Create Streets (CS) are tasked with producing a detailed comms plan for review and approval at the next meeting. Comms plan to sit alongside the project plan.
 - The need for market research post Covid was discussed relating to potential market change over the next 5 to 10 years.-
SH outlined the type of research being done:

- a) What will the demands be for Fleet Town Centre
- b) The viability and narrative around the Town centre
- c) Future use of existing Office Space

It was noted that PH requires the market research data to be shared with a view for consideration in the community recovery programme.

3) Update on 'One to One' Councillor discussions (GL)

- Members were advised that these discussions really helped the core project team to understand opinions and wishes. There had been a lot of positives and a lot of similarities in opinions over a mixed-use regeneration.
- Councillors Dorn and Radley were not available previously and therefore will be given the opportunity to meet in the coming weeks.

4) Update WG on recent meeting with HCC representatives (RQ / GL)

This was addressed in Item 1.

5) Constraints and Opportunities review (OP/SH)

- Members were talked through a presentation by OP and SH. The justification of redeveloping the sites whilst looking at economic and spatial constraints was the focus of the discussion. These included:-
 - a) Meeting with Samantha Whiting asap to work out HCC needs.
 - b) Constraints of maximum height of buildings
 - c) Covid restricted spatial layouts
 - d) Carparking and its' economic value versus environmental impact
 - e) Retaining enough car parking space to support any new buildings with experts to advise on scale of car parking for the potential redevelopment
 - f) Accessibility of parking to shops and key points in the town.
 - g) Usage of Church Rd car park and Hart Centre car park.
 - h) Civic Quarter area accessibility from car parks.
 - i) Customer facing facilities included within the Civic function building for ease of use by residents
 - j) MJ suggested a more urban design approach be considered to bring together numerous different uses within the site.

6) Proposed options to be tested (OP / SH)

- SH explained to members the intention to present a Matrix in October taking into consideration the discussions from today's meeting and having a better understanding of the background to these considerations that have been raised:
 - a) Possibility of putting more on the Civic site.
 - b) Residential space on the site.
 - c) Performance space that can also be used for a Council Chamber.
 - d) Potential other uses on the site.
 - e) Viability of retaining the existing
 - f) Retaining the Civic Offices building instead of replacement

- g) The financial benefits of sharing a frontline space/reception with Fleet Town Council and other organisations. (PH pointed out that this is already in play at the Civic Offices without FTC)
- h) MJ suggested that Members look at Woodley as a model. Members were shown images of how a best practice workspace model could look.

7) **AOB**

No other business.

Meeting ended at 12.37pm

Next meeting to be held on 6 October 2020 at 11am