

**Civic Campus Regeneration Working Group**

**Minutes**

**14<sup>th</sup> July 2020**

**10:00 – Virtual Teams Call**

**Attendees**

Cllr Richard Quarterman

Cllr Chris Dorn

Cllr Wendy Makepeace-Browne

Cllr Bob Schofield (Fleet Town Council)

Glyn Lloyd

Martina Duffin

Apologies: Patricia Hughes, Cllr Anne Crampton, Cllr David Neighbour, Cllr James Radley

**Items**

**1. Introduction (RQ / all)**

- Minutes from WG interviews on 07 July 2020 approved.

**2. GL to provide update following interviews from 7<sup>th</sup> July 2020. WG to discuss on preferred way forward.**

- GL advised the WG that respondent 4 have been requested to provide terms of engagement for review. GL requested a reduced fee of £42,000 and recommended WG accept this.
- Respondent 3 were disappointed not to be engaged at this point as they thought their low cost quote had been competitive and attractive. Respondent 3 would like to be involved and were given more time to

see what their approach could be. Cllrs expressed the importance of community involvement and the value of both company's approaches.

- GL requested that the WG consider giving the Chairman the capacity to make the final decision on the Terms of Engagement, subject to recommendation by GL as Commercialisation manager. WG agreed in order to keep momentum with the project.

### **3. WG to consider paper prepared by GL regarding 'Joint Venture' partnerships**

- GL provided an overview of the JV paper.
- WG then queried and discussed what this would mean for this project.
- WG considered the positives and negatives taking on board that the paper was hypothetical and in practice, Joint Venture partnerships are complicated and require detailed thought and negotiation.
- WG agreed that this had been a useful discussion about a JV scheme, which will be looked at again further down the line once the WG have investigated current opportunities in the site.
- GL to provide a business plan / flow chart of both approaches for WG to consider at a later date.

### **4. AOB**

- GL asked WG to consider Mark Jaggard and his role as Head of Place, asking when the WG would like him to be invited to be involved in the project. WG members agreed that MJ should be brought onboard ASAP.
- Current diarised meetings clash with Leadership team meetings, therefore at present the Leader, JCX, EF and MJ can't attend. Cllrs agreed to move the meeting time. GL to ask SW to help reschedule. Tuesday afternoon was suggested as an alternative.
- RQ may be away in September. It was proposed that Cllr WM-B chair the meeting in September. Agreed by members.

**5. RQ / GL to provide WG with an update on Harlington occupational Lease**

- WG was provided with an update to negotiations. Outstanding items still remain. RQ has been asked by Cabinet members to continue negotiations where possible to a successful conclusion.
- RQ/GL to seek a meeting with FTC and their legal representatives to discuss the final outstanding points.

Meeting closed at 11.06am

## **Civic Campus Regeneration Working Group**

**4<sup>th</sup> August 2020**

### **Virtual Teams Call**

#### **External Attendees (Advisory Group)**

Montagu Evans - Simon Hope and Matt Dickman

Gleeds – Guy Bonser

H & M Architects – Richard O’Neil and Olivia Paine

Create Streets – David Milner and Nada Eifeuturi

#### **Hart District Council**

Cllr Chris Dorn, Cllr Wendy Makepeace-Browne, Cllr Richard Quartermain (Chair)

#### **Officers**

Patricia Hughes

Mark Jaggard

Glyn Lloyd

Notes: Celia Wood

#### **Apologies:**

Cllrs Bob Schofield (Fleet Town Council), Cllr Anne Crampton, Cllr David Neighbour,

Cllr James Radley, Emma Foy

## **Items**

### **1. Introductions: Project Team**

Members of the HDC working group and the Advisory Committee introduced their role to the group.

- This is the first meeting of the second phase and the purpose is to give the advisory group an opportunity to ask any questions they may have before they start detailed work on design.
- Councillors who would prefer to have 1-1 sessions with the Advisory group please email Glyn Lloyd.
- Any questions not answered today please email Glyn and he will go back to the Advisory Group for the answers.
- Going forward we will have a detailed Project Plan of outputs for the working group in September, October, November and December.

Simon Hope (ME) summarised the key things for consideration:

- We will look at the baseline initially, to see how the different buildings operate and collate background information
- We do appreciate conversations are yet to take place with other stakeholders – getting to understand roles and responsibilities and sketch around what the delivery strategies will be key.
- High level financial outcomes and affordability will then be produced by October/November.
- Use August to collate information which gives us a good foundation for coming back to the working group in September with some initial ideas to use as a test bed. For today, we can go through the range of questions and level of engagement with the stakeholders (HCC, FTC HDC)

David and Nada's role introduced - Create Streets – invited to assist with creative thinking.

### **2. Group discussion**

Centered on various potential uses for the site with input from individual working group members.

Points discussed:

- Update on what activities will take place to make people aware of what is being discussed on-line and for people in the Hart area who use Fleet but may not have access to IT.

- Office space – post Covid-19. Potential of moving into mobile and agile digital working to potentially reduce floor plan.
- Detailed project plan centered around working group meetings, each item will be detailed with the delivery dates.
- Public engagement with good lead times for clear comms.
- Main topic for next month's meeting will be around communications, timeframes, milestones for public engagement.
- Discussion on the work from the Advisory Team.
- 1<sup>st</sup> draft of the plan – to be emailed in the next couple of weeks to speed things up.
- Confidence that we have a viable proposal before speaking to the public and think through the correct sequence of events - the viability for the site.
- Opportunity to have a combined facility could be financially beneficial to stakeholders so early consultation would be key to allow all three parties to reduce annual overheads. Capitalize on potential savings for the different parties.
- Impact of the pandemic on perceived objectives...individual sessions or a group session in include people not here today. Follow up conversations with key stakeholders. 1-1 discussions are key for this to get to a picture of objectives and then have a workshop.
- Liaise with FTC and look at business model of the Harlington. WG to request detailed financial information.
- Analysis of the opportunities and constraints of the site and what can be delivered in terms of mass, benefits, car parking, use opportunities
- The project manager and advisory team will capture potential users / interested parties from the public and private sectors.

Design perspective this would go in tandem with sustainability objectives to feed into design and critical success factors to come up with a criteria list with different success factors and assess each opportunity to ensure we are capturing and match the design with viability and stakeholders.

- Car parking influence on town centre and what that means in terms of revenue – an impact on the town centre and longer term, the shopping centre.
- Look at the role of the HDC building – if you redevelop or retain. Sustainability will be a key consideration.
- Post covid-19 needs testing – working patterns have changed and this may have changed for the town centre. Recovery phase is going through currently and an economic assessment is underway - analysis being undertaken.
- Harlington Theatre drives a lot of interest so everyone should be conscious of that. 60 + community groups use the facility so there are a lot of different requirements and that angle should be captured. Cultural as well as Civic hub – sounds more exciting. Bold decisions may have to be made and we may have to

find alternative venues. Essential to work as a multi-functional space which can be used for entertainment / leisure activities, adaptable space for community needs.

- Post - Covid – is an unknown factor in the way we work so we need a plan with resilience within it.
- Viability is the key issue – reasonable expectations to underpin things.
- Council chamber - can be space hungry – needs to be more flexible and appealing – create more options such as committee rooms to come off it.
- **\*\*Note of caution\*\*** - clarification - constraints with our Contracts mean that we should not compete against ourselves, such as gym / leisure use when we have best in class facilities at Hart Leisure Centre.

The above points can now be summarized and taken offline with 1-1 sessions. Grasped what is most important – site as a whole – what can we get on the site.

The existing theatre is run by FTC. The Fleet Neighbourhood Plan contains a policy stating support for a replacement performance/community facility in the event of a redevelopment project.

- Democratic space needs must take priority.
- There may be some practical difficulties with sharing accommodation between Hart and Fleet Councils, although we should explore simple options such as use by different Councils on designated days of the week
- FTC have previously stated they wish to have a clear separation between FTC and HDC.

We need to understand what these different requirements are and HDC will aim to work collaboratively with FTC to produce the most practical and viable solution.

FTC currently would not want to have their offices linked to Hart District offices which could be too confusing for the public. We would need to be better at advertising who does what.

- Link FTC webpage to be sent to everyone on the call for financial information needed to assist with viability. (GL action – to send link to the Consultant's on the call.

Collaborative approach will be essential to get this generational opportunity right, significance in the place-making around Ghurka Square – link it through to the views through day to evening mixed use diversity of function. Refurbishment of existing offices – collaborative use for greater efficiency of space opportunity and public sector engagements.

Harlington centre must be multi-functional. Library – once modernised then links into business and all combined with market interventions and link back to Town Centre – appropriate to the character of the town.

Drawings – 1-1 sessions are best time to do it to get feedback from each of the stakeholders – to understand better where we are all coming from and what our requirements are and to make sure all potential partners are covered off - as long as we are seen to have open conversations with everyone would we are seen to be inclusive and there may be other things we haven't thought of.

Consider every possible + private sector as well and there may be others – how do we capture those opportunities.

Fleet Bid are included as potential stakeholders, and a conversation with Fleet Bid would be beneficial.

Shuttle bus – social trips for elderly people – we could explore this with businesses who would also benefit for a shuttlebus – this could be a good opportunity.

Private sector opportunities with carparks – look at those constraints and opportunities.

GL will work on 1-1 sessions and coordinate diaries.

### **3. AOB**

- Items to note – Following an introduction by PH, GL is currently trying to organise a meeting with HCC officers to discuss the Library.
- Harlington lease – Bob and Janet (FTC) have been contacted on 21<sup>st</sup> July 2020 following last meeting to request a meeting with their legal advisors chat about the final bits on the Harlington Lease. HDC yet to have a response from FTC with an available time. For next month's meeting.
- Unitarisation – if that change comes through we would have to be prepared for this.

Next working group meeting Tuesday 1<sup>st</sup> at 11am – thereafter, the first week of every month.