



HILLINGDON
LONDON



Property, Highways and Transport Select Committee

Councillors on the Committee

Councillor Keith Burrows (Chairman)
Councillor Alan Chapman (Vice-Chairman)
Councillor Shehryar Ahmad-Wallana
Councillor Adam Bennett
Councillor Elizabeth Garelick
Councillor Kamal Preet Kaur
Councillor Peter Money (Opposition Lead)

Date: WEDNESDAY, 13 JULY
2022

Time: 7.00 PM

Venue: COMMITTEE ROOM 6 -
CIVIC CENTRE, HIGH
STREET, UXBRIDGE

**Meeting
Details:** Members of the Public and
Press are welcome to attend
this meeting. This meeting
may also be broadcast live.

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Contact: Steve Clarke

Tel: 01895 250693

Email: sclarke2@hillington.gov.uk



Agenda

5 Capital Programme - Major Projects Update

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Capital Programme Works Service - Overview of Construction Programme and upcoming projects

Committee name	Property, Highways and Transport Select Committee
Officer reporting	Michael Naughton, Place Directorate
Papers with report	None
Ward	All

HEADLINES

This report provides an overview of the works delivered by the Capital Programme Works Service in the development of Council owned assets to deliver Council Services in corporate and community buildings, housing development to deliver the level of housing as required in the Borough and manage school expansion and refurbishment works to deliver statutory education services.

RECOMMENDATIONS

That the Property, Highways and Transport Select Committee note the delivered programme of construction works by the Capital Programme Works Service, current live projects and pipeline projects.

SUPPORTING INFORMATION

With around 1600 corporate buildings and Council managed housing stock of over 13,000 properties, the key objectives for the Capital Programme Works Service are to:

- Invest in schools to ensure that accommodation and facilities provide a good environment for learning for the increasing number of students;
- Deliver a range of housing, community and other buildings for residents, working closely at times with partners across the Borough;
- Maximise the commercial opportunities of the Council's property and land assets.

The Capital Programme Works Service works closely with service departments and partners to deliver construction projects across corporate, educational, community and housing stock that provide buildings that are equipped and designed for services that meet the needs of local residents.

This report will highlight some of the major construction projects delivered by the team, the current live projects that are underway and projects that are currently undergoing feasibility reviews.

MAJOR CONSTRUCTION PROJECTS DELIVERED BY THE CAPITAL PROGRAMME WORKS SERVICE

SUPPORTED HOUSING PROJECTS: GRASSY MEADOW COURT AND PARK VIEW COURT

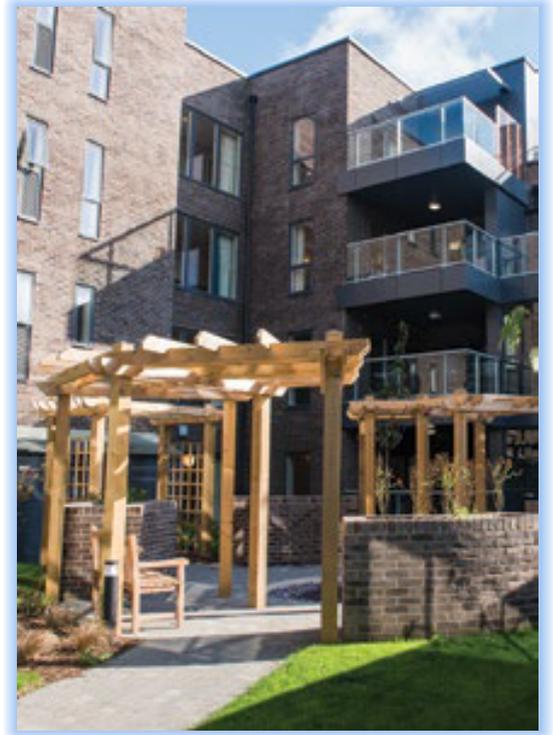
The Council has invested more than £39 million in two new housing developments to help older residents to carry on living independently and a state-of-the-art dementia centre.

Grassy Meadow Court is an extra-care housing scheme in Grange Road, Hayes, which provides 88 affordable extra-care flats and communal facilities. Grassy Meadow Court is set within woodland near the Beck Theatre, Hayes and has been built to the University of Stirling standard for dementia care. Close attention has been given to the detail, colour and design of the building, which enables residents with dementia or impaired memory, learning and reasoning to navigate with ease and remain independent. The building also achieved a 'Gold' Dementia Design Accreditation Award in 2020, following an inspection from the University of Stirling.



Grassy Meadow: Certificate for the University of Stirling's Dementia Design Gold Award

Each modern self-contained flat at Grassy Meadow Court offers comfort and privacy, with its own balcony garden. The building has numerous communal facilities, including two central courtyards garden areas, a dementia centre, restaurant, cafe and hairdressing salon. Extra-care housing offers all older residents and their family's peace of mind, with professional care on-site 24 hours a day.



**Grassy Meadow Court
Extra Care Housing Scheme**

Park View Court, Yiewsley, is a 60 extra care supported housing scheme which officially opened in April 2019 and includes a restaurant, dining areas and lounges, hairdressing salon and treatment rooms, roof terraces and landscaped gardens including a winter garden balcony.



CORPORATE BUILDING: REFURBISHMENT OF LIBRARIES

The Council invested £3 million in an extensive refurbishment programme to renovate many of Hillingdon's libraries. The scheme followed the same design principles to ensure a consistent look and feel at each branch. But as each library's interior is unique, some features have also been adapted, and this helped to maintain each site's individuality.

Improvements at West Drayton and Eastcote included an automatic safety door in the children's areas; new-look open plan interiors with distinct zones to highlight each area's different use; freshly painted walls and ceilings; refurbished floors, furnishings and toilets, and additional staff offices.

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Manor Farm, Oak Farm, Hayes End libraries, Ickenham Library were refurbished in 2021. Improvements to these branches included light stowaway seating in the children's areas, reupholstering to the libraries' existing seats and modified bookshelves to create more space.



Ruislip Manor Library Refurbishments – this was the first library to be completed in January 2020



CORPORATE BUILDING: BATTLE OF BRITAIN BUNKER EXHIBITION AND VISITORS CENTRE

The Battle of Britain Bunker Air Defence Exhibition is a 2,000 square metre complex on two levels. Its design embraces the central themes of flight and aeroplanes. The exhibition hall features state-of-the-art museum displays and includes a 90 seat auditorium, currently giving “virtual access” to the 1940s bunker. It was opened in March 2018.

Battle of Britain Exhibition and Visitor Centre won its category of best small public building and was runner up for the overall Civic Building of the Year Award at the national SPACES Leisure and Tourism Award held on 17 October 2019. Was the winner in its category for the RICS 2019 award and regional winner for the LABC Building Excellence Award in 2018.



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Battle of Britain Bunker Exhibition and Visitors Centre

HOUSING DEVELOPMENT: 10 New homes at Ditchfield Road, Yeading

The Ditchfield Road site was formerly known as the Willow Tree Depot and used to be occupied by the Council's green spaces team. The team relocated to another site, and it was demolished in 2019 to make way for 10 new homes (six three-bed and four four-bed) at affordable rent for families on lower incomes.

Construction completed in April 2021. All homes have their own front gardens and benefit from two off-street car parking spaces; these include electric vehicle charging points and private.



Development of 10 house in Ditchfield Road, Yeading
HOUSING DEVELOPMENT: ACOL CRESCENT (Roundel House)

This development was completed in March 2020 consisting of 33 1 & 2 bed units (19 general needs and 14 shared ownership) that includes 3 wheelchair adapted units at Roundel House, South Ruislip.



Development of 33-unit housing scheme at Roundel House, South Ruislip

LIVE PROJECTS AND PROGRAMMES OF WORK

HAYES REGENERATION

In May 2021, tenants and leaseholders of the Hayes Town Centre and Avondale Drive estates voted 'yes' in favour of the Council's redevelopment proposals in a resident ballot (79 and 94 per cent respectively). The Capital Programme Works Service is managing the project to build more than 500 new homes on the Hayes Town Centre Estate and 220 on the Avondale Drive site. A key feature of both of the new estates will be a wide range of property sizes including one, two, three and four bedroom apartments and maisonettes. There will also be a range of tenures, as new homes will be a mixture of replacement social rented homes, additional Council homes, shared equity homes, shared ownership homes and homes for sale. Other features include

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resident only courtyard gardens, new play areas and new community facilities.

CORPORATE PROJECTS

There are numerous projects that the Capital Programme Works Service ranging from small development projects such as a new modular unit for the Station Road Allotment holders or flood alleviation works at Elephant and Court Parks, however this report will give an overview of some of the major construction projects underway currently.

Uxbridge Mortuary - Extension and Remodelling

The new extension and internal remodelling works will provide a new negative-pressure post-mortem area, training, and conference facility, as well as the extension of the existing post-mortem facilities, including new refrigeration equipment and air-conditioning.

The Phase 1 extension is now nearing completion, and the new post-mortem tables, internal finishes and testing and commissioning being completed this month. Phases 2 and 3 are then due to commence to the rear of the building. With the Mortuary still experiencing winter-level number of cases, officers are working closely to ensure the Mortuary Team are provided with sufficient storage capacity during the next phases of work.

Yiewsley & West Drayton Leisure Centre, Harmondsworth Road

The ground-breaking ceremony took place in February 2022 for the new sports and leisure centre in West Drayton. The leisure centre will house a 25-metre swimming pool, training pool, splash-zone, gym and health suite, soft play, climbing wall, youth zone, a café and terrace, and a rooftop 3G turf football pitch. The contractor has commenced works on site, the former buildings have been demolished and the site is being excavated.



Design proposal for the new Yiewsley & West Drayton Leisure Centre in West Drayton

Cranford Park Heritage Project Works

This project consists of the restoration of the historic buildings, structures a new café and landscapes, the provision of additional visitor facilities with volunteering and events programmes and the upgrading and interpreting of Cranford Park for educational, recreational and community purposes as funded by the National Lottery Heritage Fund.

The project includes the upgrading of electrical and water services and proposed works at Watersplash Lane to build a car park on this site, with the widening of the access road, lighting, CCTV, and provision of a playground.

Works have commenced on site and a Spade in the Ground event was held on Thursday 23 June 2022. Work has now begun on clearing the brick and stone rubble from the cellars, reinforcing its vaulted roof to guard against damage from the construction above and clearing the topsoil so that the café foundations can be laid on the walls of the former house.

HOUSING PROGRAMME

Moorfield Road

This development includes the construction of 5 x 3 bedroom houses on the site rear of 113-127 Moorfield Road, Cowley. Works commenced on site in May 2021, the roofing and brick work are complete. Staircases, windows and doors and all internal studworks are now installed, and floor screed completed. Utility connections are underway.

Nelson Road

Works are progressing on site for the construction of 6 general needs houses. Block B is now roofed, screeding, partitioning and 1st fix is imminently expected to progress in the next period. The contractor is reporting that Block A will be weather tight by mid-June 2022.

The current program from the contractor is showing project completion for Autumn 2022.

Refurbishment of Asha Day Centre

The contractor has been appointed and works commencement on site in June 2022. Completion is expected in early 2023.

House Extensions Pilot Scheme x 6 units

The scheme is to extend six properties from the current housing stock from 3 bed to 4 bed properties to meet current and future housing requirements in Hillingdon. Further properties have been identified by the housing team that have potential to be extended, this pilot will look to obtain market rates to extend to four bed properties. The contractors have been appointed to extend six properties and works are commencing to programme with completion in the summer.

2 Beechwood Avenue – HMO Refurbishment / Hostel Project

This project consists of the total internal and external refurbishment of a currently vacant 6 bed large property. When complete this project will provide temporary housing for vulnerable people in the community who need somewhere to stay for a certain period of time. This new HMO will be given to the end user client Trinity Homeless Projects who will be managing and running this HMO.

The refurbishment works commenced on Monday 23rd May with a programme schedule of 16 weeks. With a proposed completion date in September 2022.

SCHOOL EXPANSION AND REFURBISHMENT PROJECTS

The School Conditions Programme is a programme of works for Community and Foundation Schools, whereby the School and the Capital Programme Team work together to identify priority major maintenance works required at the school. On a yearly basis projects are approved, and they are funded from a combination of external resources including School Conditions Allocation capital grant and agreed school's contributions in line with Council's policy.

There are currently five projects going through Cabinet Member approval to appoint contractors for works to commence in Summer 2022:

- Grange Park Junior School - Toilet refurbishment and external lighting
- Grange Park Infant and Junior Schools - New boiler and controls
- Hillside Infant School - External asbestos panel removal and replacement
- Frithwood Primary School - Major roof repairs
- Coteford Infant School - Roof refurbishment

MAJOR PLANNED WORKS

The Capital Programme Works Service also manages a number of major structural works projects to council properties which are currently underway including underpinning works to a block of council housing at Chestwood Grove, works to repair a listed wall at Glebe Avenue, liaison with the Council's building insurers to determine structural works following reports from residents of structural movement and cracking at Campbell Close, Ruislip. There are several other housing blocks that have identified issues with structural movement and are currently being investigated and monitored with programmes of works being developed.

FUTURE PROGRAMME OF WORKS

There are future pipeline projects that are currently at feasibility stage including refurbishment works at Haste Hill Golf Course, refurbishment works at Colne Park Traveller Site, proposed Special Educational Needs adaptation works to Ruislip Gardens Primary School and Charville Academy to enable SEN, proposed chrysalis funded project to refurbish Manor Farm Guides Hut, proposed housing development at Sullivan Crescent and Petworth Gardens, relocation of Hillingdon Outdoor Activities Centre.

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RESIDENT BENEFIT

The Capital Programme Works Service work to develop and construct buildings that are designed to be suitable for the delivering of services to the benefit of residents, service users, the local community.

FINANCIAL IMPLICATIONS

Budget outturn costs for Capital Programme Works projects are reported on a monthly basis to Cabinet in the Monthly Budget Monitoring Report. The Budget Outturn report 2021/22 reported to Cabinet on 16 June 2022 provides a breakdown of spend for major construction projects in Appendix A3 and A4 of the report.

LEGAL IMPLICATIONS

NIL

BACKGROUND PAPERS

NIL

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