

Date: 23 January 2010

FAIRMEAD – REGENERATION MASTERPLAN
Brief/Tender for Scheme Finalisation and Approval

1. This submission is presented to Melton BC further to completion of the draft masterplan for regeneration of the Fairmead Estate. Following discussion, it identifies the need for extension of the current study programme to satisfy the refinement and finalisation of the Plan, in keeping with Council and resident feedback, such to test/confirm particular details and strategies and to optimise the case for funding and Council approval.
2. In line with recent Government agenda, the Council has indicated a desire to advance the scheme in their own right, likely in association with an established RSL but without dependency on an external developer. However, the Council's role in the process is uncertain at this stage and whilst initial reaction from the HCA has indicated particular interest in the Fairmead project, the additional effort in finalising the strategy is both warranted and necessary to present the best case for funding and support.
3. In turn, the Council's role in the delivery of the project and the nature of supporting parties will have an influence on the detail of the final scheme and its specification. Accordingly, it is important to build upon the Plan as it stands, and to clarify particular aspects of the scheme and associated costings, thereby to give optimum confidence to a finalised strategy and to the associated adoption/approval of the scheme, in support of a fast track process and a successful planning and delivery outcome.

Extension Brief

4. The brief and scoping of the ongoing exercise is developed accordingly, the particular tasks and input being identified below.

Validation of Proposals against Survey

5. The work anticipates the completion of the topographical survey recently commissioned by the Council, providing in the first instance for the associated checking and testing of scheme proposals against the survey information.
6. Utilities/services implications will in turn be explored to appraise options for accommodation and/or rerouting of mains connections, in keeping with the elimination of laneways and reconfiguration of the highway network, whilst the alignment of the Spine Road, gradients across the site and associated implications to building scale and layout of the Community Park will need to be examined against reduced level information.

Validation/Viability of Property Turn Round

7. A typical house survey, based on a simple measure, will be conducted to test the viability of turning round individual properties. In this case, the potential

for reconfiguration of fronts/back and adjustment to internal layout will be tested, whilst associated costs will be established to assess viability. Decision will be made in turn or will otherwise resort to demolition.

Brief for Community Park

8. A specific brief would be developed to establish the landscape form and mechanism for the delivery of the Community Park. In liaison with officers, this will establish the elements to be incorporated and, subject to Council feedback, will establish the regime for management/control of the park, including consideration of a community managed scheme, for example as per the Pocket Park programme advanced by Northants County Council.

Stakeholder/Public Consultation/Exhibition

9. Meetings will be conducted with officers/steering group to establish feedback to the various measures, notably to confirm housing content, to establish potential for additional community facilities and to confirm compliance with planning criteria and agenda.
10. A further public exhibition will be established at this stage in presentation of the proposals to residents, whilst the associated dialogue with key stakeholders and Council members will appraise the emerging content of the final plan, thereby to set the process for planning and implementation.
11. The form of the exhibition will be carefully agreed with the Client team in sensitivity to demolition and/or compulsory purchase implications, whilst consideration will be given to web site presentation and potential press launch, in reference to a wider local catchment.

Confirmation of Financial Model and Business Plan

12. Meetings with the HCA and potential housing associations will be conducted in alliance with the Council, in review and testing of the Business Plan. This will be supported by the feedback/clarification of issues regarding the Housing Revenue Account, and the assessment and confirmation of costings, rental/purchase figures and revenue return.
13. Procedures for compulsory purchase will likewise be advanced, whilst consideration will need to be given to the general redecoration/refurbishment of retained properties including possible grant contributions to those under private ownership.
14. Associated meetings will be held with officers to appraise options for management of the estate, including consideration of a self management regime for the courtyards, whilst a continued dialogue with the Melton Council finance team against HCA feedback will provide guidance to a preferred

delivery regime, and will serve for consolidation and refinement of the Business Plan and for associated finalisation of the masterplan.

Presentation Material

15. Supporting presentation material will be prepared for the exhibition and to assist the consultation process.
16. The present 3-D computer model prepared for the overall site will be developed to accord with the ground model established by the topographical survey and to reflect further updates to the Plan.
17. Presentation boards will in turn be prepared, derived from established plans and images and via screen shots from the 3-D model, allowance in this instance being made for up to 10 No. boards.
18. Information will be backed up to power-point mode to assist local presentations, whilst a walk through presentation would also be prepared from the 3-D model, to be available at the exhibition and to complement future marketing efforts.
19. The project report will be updated to reflect the finalised masterplan and business strategy, whilst a concise executive summary document will be prepared in a well illustrated form, potentially upgraded to a brochure format for wider circulation and marketing purposes.

Programme and Fees/Costs

20. Following submission of the Draft Masterplan/Report, the continued work anticipates an early presentation to the Client/Council team to establish feedback to the Plan and for associated input to the expanded brief.
 21. The course of the additional work would be conducted over a 2-3 month period for completion by April 2010, to allow time for associated meetings and consultations, and subsequent refinement of the Plan and of the corresponding delivery strategy.
 22. The completed work will bring confidence to a finalised scheme such to provide the optimum case for funding and a sound basis for approval/adoption by the Council.
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