

Item No.	Classification: Open	Date: 15.1.09	Meeting Name: Major Projects Board
Report title:		Hawkstone Triangle Feasibility Project Mandate	
Ward(s) or groups affected:		Rotherhithe	
From:		Stephen McDonald Executive Director Major Projects	

RECOMMENDATIONS

1. That the Major Projects Board note the Issues and Options Report for the Canada Water AAP approved by Executive on 25 November 2008 (Appendix 3).
2. That the Major Projects Board approve the briefing document attached; Hawkstone Triangle Feasibility Project Mandate (Appendix 2)

BACKGROUND INFORMATION

3. Officers have been investigating a number of service objectives and investment needs in this area that point towards the opportunity for a comprehensive regeneration of the Hawkstone Triangle. To test this it is proposed to undertake a feasibility study with a view to recommending to Executive an option for the comprehensive redevelopment of the Hawkstone Triangle. The Issues and Options Report for the CWAAP approved for consultation by Executive on 25 November 2008, includes the option of regenerating the Hawkstone Estate. As such, it is currently undergoing consultation and would do so throughout the decision making process for the Canada Water Area Action Plan (CWAAP), including the formulation of preferred options.
4. In order to establish how these service and investment needs might be satisfied it is proposed to undertake a feasibility looking at options around:
 - Decent homes investment on the Hawkstone Estate.
 - Co-locating the new Rotherhithe Secondary School along with the existing Rotherhithe Primary School.
 - Replacement Seven Islands Leisure Centre on the Hawkstone site
 - Explore options for the shared use of the School and leisure facilities, including the development of the Southwark Park Sports Centre.
5. This opportunity has been recognised in the CWAAP process where Hawkstone has been included in the core area; which means it is anticipated the site could experience significant change. This inclusion gives the chance to ensure a planning policy framework that is supportive of emerging council service objectives for the area.
6. This proposed feasibility into the regeneration of this key site will establish whether the objectives of the AAP are deliverable spatially, financially and

within what timescale.

7. It is proposed that Major Projects coordinate the delivery of the Hawkstone feasibility report which will be monitored by a steering group comprising of officers from Leisure, Housing, Education, Transport and Planning.
8. The timescale for the delivery of this report is March 09 when options will be reported to Executive.

KEY ISSUES FOR CONSIDERATION

9. The Feasibility Study will contribute significantly to establishing planning policy for this key strategic site.
10. The differing objectives for the site necessitate involvement from a number of sections within the Council, the coordination of which is essential for a successful outcome.
11. It is proposed that the feasibility will be taken forward as a major project reporting to the Major Projects Board. At the end of the exercise which will be between March to May 2009 an options appraisal will be reported to Executive for a decision on a way forward for the site.

Policy implications

11. The meeting of the Executive on 25th November considered the Issues and Options report for the CWAAP which includes the Hawkstone as a core site within the Canada Water area. It is the objective of the feasibility study to produce the evidence base in support of the regeneration of the Hawkstone Triangle and the deliverability of options within the CWAAP.

Community Impact Statement

12. The report will identify options, the delivery of which will have community implications in terms of the need to re house residents currently living on the site. There are no implications flowing directly from the feasibility. Any implications will become apparent and be considered by Executive as the CWAAP progresses towards the preferred option and submission to the Secretary of State for independent examination.
13. Options for the site will include the redevelopment of the Rotherhithe Primary School which will necessitate the temporary decant of the school.
14. The potential relocation of Seven Island leisure facility will impact on users in terms of facilities being located on an alternative site.

Resource implications

15. The cost of the exercise is estimated at £103,000 which can be met from within

the Major Project budget.

- 16 The exercise will be carried out by a team from Major Projects Leisure, Housing, Education planning and Transport.

Consultation

17. This project is to produce a feasibility study for regeneration proposals relating to the Hawkstone Triangle identified in the Issues and Options Report recently approved by Executive. If, as a result of this study, it is decided that any of the options should be pursued these are and will be the subject to full consultation in accordance with the Council's Statement of Community Involvement as part of the AAP process. Limited consultation will take place with key groups during the feasibility exercise.

Strategic Director for Legal and Democratic Services

18. The main body of the report adequately addresses relevant issues such as the need for community engagement and consultation. The proposed feasibility study is intended to produce the evidence base in support of some of the Issues and Options for the Canada Water Area Action Plan approved for consultation by Executive on 25 November 2008. To the extent that Executive has already approved the Issues and Options Report giving rise to the need for the Feasibility Study, it need not also consider this Report. However, it is appropriate that Major Projects Board should provide a steer and approve the mandate for the Feasibility Study in order to enable officers to progress it alongside the timetable proposed for the adoption of the Canada Water AAP in the Council's Local Development Scheme.
19. Once completed, any options identified by the Feasibility Study will be presented to Executive as part of the evidence basis for the Canada Water AAP. The outcomes and recommendations of this study will therefore be subject to the same rigorous consultation and decision making processes.
20. Any diversity and human rights implications arising from the results of the Feasibility Study will be identified and considered throughout the decision making process for the Canada Water AAP. For further information about this the Major Projects Board is referred to the legal advice contained within the Issues and Options Executive Report of 25 November 2008.
21. The Major Projects Board has authority under paragraph 13, Part 3E of the Council's Constitution to agree policy decisions in respect of major projects which impact on the deliverability of that project.

Finance Director

22. The initial cost of carrying out the feasibility is being funded from the existing Canada Water revenue budget within Major Projects and will be carefully monitored. If proposals identified by the report are to be taken forward then these are likely to have significant revenue and capital implications which are not yet part of the Council's budget proposals.

APPENDICES

No.	Title
Appendix 1	Hawkstone Plan
Appendix 2	Hawkstone Feasibility Mandate
Appendix 3	Issues and Options Report to Executive, 25 November 2008

AUDIT TRAIL

This section must be included in all reports.

Lead Officer	James Oates		
Report Author	J L Rawnsley		
Version	Final		
Dated	6 1 09		
Key Decision?	No		
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / EXECUTIVE MEMBER			
	Officer Title	Comments Sought	Comments included
	Strategic Director for Legal and Democratic Services	Yes	Yes
	Finance Director	Yes	Yes
	Executive Member	YES	YES