

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Northstowe Portfolio Holders Meeting

16 December 2010

AUTHOR/S: Jo Mills / Jane Green

RAMPTON DRIFT DEMONSTRATOR PROJECT

Purpose

1. Project Update
2. This not a key decision because this is a report on progress made against the previously approved proposals.

Executive Summary

3. Progress on both parts of the project have been made in accordance with the previously agreed scope of work and the agreed programme.
4. Work with the Rampton Drift Homeowners continues and 17 have applied to join the project. A Design Team has been appointed and has commenced work on the pilot homes.
5. The Exhibition delivery team have developed a concept scheme, which meets the needs of the brief and can be delivered within budget and on programme. The design is being developed and will be submitted for planning approval shortly.

Background

6. A bid was made to CLG for £365,000 to fund a co-ordinated set of studies and an additional capital grant of £1,500,000 for an Eco-Town Demonstrator Project focussing on low-carbon lifestyles. The capital project consisted of two elements:
 - (a) A retrofit scheme for homes in the existing community of Rampton Drift estimated at £920,000
 - (b) An exhibition and learning facility at the Longstanton Park & Ride site estimated at £580,000
 - (c) An initial award of £365,000 was made to fund a co-ordinated set of studies along with a further capital grant of £1,135,000 for the two Eco-Town Demonstrator Projects
 - (d) Following a review of grants awarded, the amount allocated for the studies was reduced to £182,500 and that for both elements of the demonstrator project to £567,500, giving a total award of £750,000. The date for substantial completion of both projects was to remain at the end of March 2011.
 - (e) The options now being developed are based upon an allocation of £430,000 for the exhibition and learning facility (CGB) and £320,000 for the retrofitting of the homes in Rampton Drift. It was been assumed that the money previously allocated to the studies can be used to help fund the capital projects.
 - (f) Confirmation of the award was subject to the approval of an option appraisal.
 - (g) Following further negotiations with CLG it was agreed that the funds for the studies could be added to the capital fund and the grant has already released

to Cambridgeshire County Council. It was also agreed that the March 2011 dead line can be delayed to the End of August 2011

7. The Demonstrator Project

- (a) The key aim of the project is to identify the costs, effects and benefits of carrying out the refurbishment of the existing houses already within the boundaries of the proposed Eco-town and to encourage and enable the residents to enhance their own properties to reduce energy usage and carbon emissions.
- (b) The Residents who have volunteered their homes have formed a residents group, which will enable them to help and support each other through the project.
- (c) PRP Architects have been appointed as the Design Team for the project following a formal tender process. They are a well established multidisciplinary practice experienced in the type of work being undertaken and able to provide the required skills and expertise.
- (d) The design process initially will be carried out on three pilot homes to establish the work that will be required to implement the full range of measures possible to establish, through a tendering process, a contractor able to carry out the work to the required quality at a fixed cost.
- (e) There are three general house types on the estate and the pilot homes were chosen by ballot from those who have applied to take part in the project. Work has already commenced, the pilot properties have been surveyed and had air tests and heat loss assessments carried out.
- (f) A team to monitor the homes performance by the collection and analysis of energy usage and carbon emissions data is being established and will be an integral part of the project where it will be used to help achieve the aim of establishing the most cost effective and efficient ways of improving the existing housing stock.
- (g) It is planned to issue the tender information before Christmas and to appoint the contracting team by the end of January 2011. Detailed design on the individual homes is planned to commence in January 2011 with the work on site expected to commence in the first homes in March 2011.
- (h) A report on the progress of the project was given to the Climate Change Working group held on 9 September 2010 where Members expressed their support and indicated their willingness to provide any help and assistance necessary.
- (i) A report was also given to the Northstowe Parish Forum meeting held on 25 November 2010. While the main purpose of the report was to present the proposals for the Exhibition Centre a full discussion took place regarding the proposals for the retrofit part of the project. Further reports will be provided at future meetings and the design team were invited to make a presentation of the project proposals to the next meeting.
- (j) The project is on time and expected to be carried out within budget.

8. The Exhibition Centre

- (a) The design and contracting team have been selected on the basis of an initial brief and scope of work, which was issued under the existing County Council design and build framework agreement. The Architect selected is Rees Pryer of Bury St Edmunds and the Contractor Jackson Construction.
- (b) Three concept design proposals were prepared and a budget cost established for each. The schemes were reviewed by the project team against the brief and the budget and the Rees Pryer scheme was chosen.

- (c) Further discussions have taken place and have resulted in a revised proposal which more closely meets the requirements of the brief and that revised scheme is now being taken forward for Planning Approval.
- (d) A presentation of the proposed scheme was given to the Northstowe Parish Forum meeting held on 25 November 2010
- (e) Approval to extend the programme to complete the works by early September 2011 has been obtained from the CLG and the project is proceeding in accordance with this revised programme.

Implications

9. The implications identified below are described as follows
- (a) Financial
 - (i) The grant now received will allow the project aims to be met.
 - (b) Legal
 - (i) A form of agreement is required between the Homeowners and the Council to ensure the terms and conditions of the grant and the aims of the project are met
 - (c) Risk Management
 - (i) Risks will be identified, managed and safe guarded against by the range of agreements made and the contracts placed for the works.
 - (d) Equal Opportunities
 - (i) The project plan will allow every eligible resident of Rampton Drift to apply to take part.
 - (ii) All contracts for the work will be let following the approved tendering procedure
 - (e) Climate Change
 - (i) The whole aim of the project is to reduce energy consumption and to reduce carbon emissions in the existing housing stock

10. Financial	The award of the grant has allowed the project to proceed
Legal	Agreements are being prepared for signature
Staffing	None
Risk Management	Covered by the agreement
Equal Opportunities	Provided by the proposed project plan
Climate Change	Good impact

Consultations

11. Cambridgeshire Horizons, Cambridgeshire County Council, Go East, Renewables East, the Portfolio Holder for Northstowe and Officers of South Cambridgeshire District Council

Effect on Strategic Aims

12. The report illustrates how the previously agreed decision of SCDC is being taken forward. There is no effect on the Strategic aims agreed by Council.

Background Papers: the following background papers were used in the preparation of this report:

Northstowe Portfolio Holder's Meeting Wednesday, 8 September

Contact Officer: John King – Community Technical Manager
Telephone: (01954) 712901