

# HOMES AND COMMUNITIES AGENCY BUSINESS & ENTERPRISE CENTRE LOUISBURG BARRACKS WHITEHILL AND BORDON

Due Diligence Report

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Business & Enterprise Centre, Whitehill and Bordon  
Due Diligence Report

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## Definitions

EM3	Enterprise M3 LEP
HCA	Homes and Communities Agency
EHDC	East Hampshire District Council
HCC	Hampshire County Council
DIO	Defence Infrastructure Organisation
SEP	Strategic Economic Plan
BEC	Business and Enterprise Centre

## Executive Summary

The Homes and Communities Agency (HCA) have applied for a £4 million grant from the Enterprise M3 LEP to enable the refurbishment of Broxhead House at Louisburg Barracks to create a Business and Enterprise Centre, as part of the regeneration of Whitehill and Bordon.

We consider this to be a robust scheme that appears to be well managed and has proceeded well to date. The **legal acquisition of the site is complete** and outline planning permission has been granted on the site for a mixed-use development. (See section 4.0.)

EM3 should carry out the following, prior to any funding decisions being awarded:

1. **Full planning permission is yet to be submitted** and this is dependent upon LEP funds being released to HCA. EM3 should ensure that any planning conditions are met on Broxhead House and that the HCA submit full planning in a timely manner, to avoid programme slippage. See section 3.1.
2. EM3 should seek confirmation on **the revised projected number of jobs and receive a revised job creation forecast** following reduction in the building area. **The HCA should commit to provide annual employment reporting to EM3 for at least the first three years of operation.** See section 3.4.1
3. EM3 should seek confirmation on the **timescales involved with the bat removal**, which is a risk to the timely commencement and completion of the project and could impact the project programme. See section 4.4.2.
4. EM3 LEP should seek **confirmation that the revised cost plan is completed** and is in sufficient detail to show how the costs are derived. The costs should not exceed the original budget of £3.9m, otherwise the viability of the scheme is in doubt. See section 6.1.3.
5. EM3 LEP must seek confirmation that the **major risks are being addressed** on the scheme, which includes the provision of high-speed broadband, bat removal and that services are provided to site. See section 4.3.5.

## 1.0 Introduction

- 1.1 AECOM Professional Services LLP (AECOM), through a Strategic Partnership with Hampshire County Council, has been commissioned by Enterprise M3 Local Enterprise Partnership (EM3) to undertake a due diligence review of the project known as the Business and Enterprise Centre, Louisburg Barracks Funding Application.
- 1.2 HCA submitted a funding application to EM3 in November 2014. This application contained an Expression of Interest and a Business Case and was issued in February 2015 with full details of the project, the funding requirements, as well as project risk and governance details.
- 1.3 The purpose of this report is to perform checks and verifications required to give EM3 the necessary assurances regarding the soundness of the proposed project.
- 1.4 AECOM's due diligence exercise is therefore based on the detail in Appendix 1, further listed as footnotes in the text of the report and attached in Appendices 2-7.
- 1.5 As directed by EM3, all questions relating to State Aid are being considered separately by EM3 and as such are not considered within this report.
- 1.6 This report is structured as follows:

Section 2 – Project Information & Background

Section 3 – Economic Considerations

Section 4 – Physical Delivery Considerations

Section 5 – Investment and Funding Considerations

Section 6 – Conclusion

## 2.0 Project Information & Background

### 2.1 Project Brief

- 2.1.1 The HCA have approached Enterprise M3 for a grant to enable the refurbishment and extension of Broxhead House at Louisburg Barracks in order to create a modern Business and Enterprise Centre (BEC), as part of the wider regeneration project at Whitehill and Bordon.
- 2.1.2 In terms of the Due Diligence requirement to provide assurance on the status of the applicant, the HCA exist with a high market covenant and should EM3 require further assurances, then independent financial rating checks should be considered.
- 2.1.3 The redevelopment of Broxhead House will enable an economic hub to be created, by supporting local start-ups and small businesses, thus creating local jobs and promoting innovation within the EM3 area.

### 2.2 Site Conditions

- 2.2.1 The Whitehill and Bordon site is 230 hectares in size and is being completely regenerated into an Eco-Town, through a partnership project between EHDC, HCC, HCA and DIO, following the Ministry of Defence leaving the Bordon Garrison.
- 2.2.2 The Louisburg Barracks forms part of this site and is 2.9 hectares in size. It was purchased by the HCA in 2013 and has outline planning permission for housing and business use.
- 2.2.3 The Louisburg Barracks are located in the northern end of the overall site; within the employment area, as shown in Appendix 2.
- 2.2.4 Broxhead House is a Victorian building, which requires extensive modernisation in order to bring the building up to modern standards. The HCA are carrying out thorough surveys in order to determine the extent of the modernisation required.

### 2.3 Planning Conditions

- 2.3.1 Outline planning permission has been granted for the Louisburg Barracks to be redeveloped into a mixed-use site, comprising housing and business use. Refer to Appendix 6 for the letter confirming the decision.
- 2.3.2 Full planning consent will be applied for Broxhead House, as it is thought that approval for a change of use will be required, following the alteration of Sergeant's accommodation into office space; coupled with a new build extension.
- 2.3.3 The main concern over the development has been the provision of parking. However, since the Business Case was issued, the overall planned size of the building has reduced which has enabled the requirement for fewer spaces. The HCA are also looking at joining with an adjacent site, for an overflow car park.
- 2.3.4 The HCA confirmed that designs are being drawn up showing the smaller building and planning would be issued shortly. According to HCA's programme, they are aiming to submit an application in July 2015. They have also engaged with a Planning Consultant who is assisting them with the planning process.
- 2.3.5 The HCA noted that they would require EM3 funding prior to going to planning, as funds have diminished to progress the scheme any further.

**2.4 Funding Required**

- 2.4.1 HCA are applying for £4m EM3 funding which is required to enable the refurbishment and extension of Broxhead House.
- 2.4.2 Of the £4m, the HCA require £300k immediately in order to progress the scheme, however they have requested that all of the money is released this financial year and will draw down from it, as and when required.
- 2.4.3 A summary of the cost plan contained within the Business Case is attached in Appendix 3. This identifies how the £4million would be allocated. Please note that these costs do not include any allowance for VAT. The HCA confirmed during the teleconference that they are not required to pay VAT on this project.
- 2.4.4 HCA have stated in their business case, that should the funding not be granted, then the project would not be progressed due to the uncommercial aspects of the project and the long pay-back period which would not attract private financial investors.
- 2.4.5 For additional protection, EM3 should seek confirmation that all funding will be returned if full planning permission for the scheme is not obtained.



## 3.0 Economic Considerations

### 3.1 Planning and Economic Policy

- 3.1.1 EM3 recognise Whitehill and Bordon as one of four 'Step-Up Towns' due to its potential and location, within the EM3 area.
- 3.1.2 The regeneration of Whitehill and Bordon is stated as being one of EHDC's highest priorities and they have set the target of generating 5,500 jobs within this new town.
- 3.1.3 Outline planning permission has been granted on the Louisburg Barrack site for a mixed-use development; in particular for creating business use facilities. HCA confirmed that they have dialogue with the local planning department and that the project is not controversial and is strongly supported. The planners have agreed to confirm a planning approach with the HCA to ensure key milestones are met.
- 3.1.4 The floor space in the Outline Planning Application for the Louisburg site includes up to 15,300m<sup>2</sup> of B1 (office/research & development/light industry), B2 (general industry) or D1 (training) floorspace, of which not more than 3,000m<sup>2</sup> would be D1 (training) floorspace.
- 3.1.5 As part of EM3's twelve strategies for growth, they aim to promote entrepreneurship; drive innovation; increase the supply of labour and establish a business support portal. **This project aligns directly with EM3's growth targets.**

### 3.2 Political and Community Support

- 3.2.1 EHDC fully supports the HCA's plans to convert Broxhead House into a BEC, as noted in a letter from EHDC to HCA in January 2015.
- 3.2.2 The project was presented at a recent Developer Consultation Panel which allowed for local stakeholders from the community to express their views. There is real local concern about the lack of job creation in the area and the BEC was seen as a good solution.

### 3.3 Housing Investment

- 3.3.1 The Broxhead House redevelopment, to which this funding report refers, does not directly create any new housing. However, the overall development on the Louisburg Barracks site has permission for 500 new homes.

### 3.4 Job Opportunities

- 3.4.1 In their Business Case, HCA initially estimated that approximately 383 gross jobs would be created over a ten year period, of which 220 would be new jobs through the creation of the BEC. According to Oxford Innovation Centres, for 58%<sup>1</sup> of customers in the BEC, it will be their first office and therefore new jobs will be created. This is based on them previously working from home or having no business premises. This estimate of job creation was based on a building with a Gross Internal Floor Area (GIFA) of 2,305m<sup>2</sup>, which has now been reduced to 1,574m<sup>2</sup>. This will affect the number of jobs created, due to fewer business premises. **The HCA will forward their revised estimate of job creation for review by the LEP.**
- 3.4.2 Please refer to Appendix 4 for the initial forecast of job creation, which was in HCA's Feasibility Study. In year 1 the BEC has only 13% occupation, which is due to the facility opening partway during the year, with the operator requiring 3 months to fit-out the BEC. The percentage occupation increases over the next four years, to a maximum of 85% occupation.

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<sup>1</sup> Business Survival and Growth within Oxford Innovation Centres: Research Findings 2003 to 2013

3.4.3 An Employment Strategy has been set out for the Louisburg Barracks site and is based on achieving short, medium and long-term employment goals. It refers to a Commercial Market Advice report written by Knight Frank in 2013, which concluded that the current employment in Whitehill and Bordon was restricted due to:

- Lack of mainline railway station providing access into Central London;
- Low level of skills and qualifications compared to neighbouring towns;
- Lack of key research/learning hub or institution;
- Being removed from main motorway junctions/ corridors;
- Lack of services – especially retail; and
- Low occupational and investment interest in the employment market

3.4.4 These findings are clearly significant to the success of the BEC. Due to its locality and transport links, it is likely that only small businesses within the local area will locate to the BEC, as cars and buses will be required by the business users, particularly as the nearest train station is 4 miles from site. See Appendix 7 which lists the journey times to Whitehill and Bordon. This journey time list does highlight that the site central in the South East and fairly close to universities and Business Centres, such as Guildford.

3.4.5 The low level of skills is also an issue, possibly caused by Whitehill being an old military site, thus becoming dormitory. However the Employment Strategy listed eight companies which are already in Whitehill and Bordon which carry out manufacturing and engineering; showing that skills do exist and it will be important to build on these types of industries. The Employment Strategy also referred to the Economic Potentials Study 2009, which highlighted that there is a potential market for environmental technology, leisure and tourism, ICT and digital media; all of which can be accommodated in small office units, which the BEC is offering.

3.4.6 Appendix 3 shows the Employment Areas within the Whitehill and Bordon site and identifies that there are already six trading estates/business centres, with a further five 'new long term employment' areas being set up; including the Louisburg Barracks site. This creation of modern premises should encourage business to move to this area, thus making the BEC attractive as a rental option.

### **3.5 Social and Community Benefits**

3.5.1 When calculating the impact of a proposed investment, the social and community benefits must be reviewed.

3.5.2 The direct impact of this investment is easily identifiable, such that new jobs will be created, which will stimulate growth in the local economy, as described in 3.4. The creation of jobs is also a measurable target and can easily be reported.

3.5.3 Other than distinct job creation and skills improvements, it is difficult to calculate other social and community benefits that the BEC creates. However, it is clear that the more local people that are employed, the more money is circulating in the economy; thus giving a 'feel good' factor to the community.

## 4.0 Project Delivery Considerations

### 4.1 Land Ownership

- 4.1.1 The land is already owned by HCA and is ready for development.

### 4.2 Site Development

- 4.2.1 Broxhead House is an existing Victorian building, which was previously used as sergeant's accommodation. This will be refurbished to provide modern business facilities, whilst retaining the Victorian façade. The externals will be landscaped and car parking provided; linking in with the entire site.
- 4.2.2 The HCA confirmed that the condition of the Victorian building is worse than expected and therefore more in-depth surveys are being carried out on the structure. This has affected the overall budget and therefore some value engineering has been carried out, in order to reduce the overall scale of the development. The initial cost plan did not allow for such extensive refurbishment requirements, such as asbestos removal and a new roof, and the HCA have instructed a new cost plan to be prepared based on the recent survey findings.
- 4.2.3 The Gross Internal Floor Area has been reduced down from 2,305m<sup>2</sup>, based on the Business Case, to 1,574m<sup>2</sup> following budgetary pressures.

### 4.3 Progress of the main scheme

- 4.3.1 To date, the HCA have completed the following:

- Produced an Outline Business Case and Detailed Business Case
- Completed a measured survey of Broxhead House
- Completed a condition survey of Broxhead House and are still on going with surveys
- Engaged with a Design Team to progress designs for planning
- Engaged with a Planning Consultant
- In the process of carrying out another cost estimate, based on new surveys and the revised GIFA/design
- Formulated a risk register, which identified a significant risk of the presence of bats on site
- Have had discussions with 2 operators to manage the BEC

- 4.4.2 The list above shows that the HCA are well progressed in the scheme and this is a viable scheme.

- 4.3.2 The **proposed project programme** was included in the Business Case and is outlined below:

- |   |  |
|---|--|
| • Procure planning & design consultants | December 2014  |
| • Procure project manager               | January 2015 ( <i>Delayed – not yet appointed</i> )          |
| • Develop designs                       | March 2015 ( <i>Delayed – currently designing building</i> ) |
| • Procure facility operator (OJEU)      | June 2015  |
| • Submit planning application           | July 2015  |
| • Establish procurement route           | August 2015  |
| • Develop Employer's Requirements       | September 2015   |
| • Planning determination                | October 2015   |

- Procure contractor November 2015
- Contractor appointed January 2016
- Contractor mobilisation February 2016
- Appoint facility operator February 2016
- *Removal of bats in roof* February 2016 (\*key risk to project - see 4.4.5)
- Start on site March 2016
- Operator marketing January 2017
- Operator fit-out January 2017
- Completion of project March 2017
- Opening April 2017

4.3.3 The programme appears to be quite robust, albeit a few items have slipped. As long as the design is progressed immediately, there will be no delay in submitting a planning application, which will kick-start the process off.

4.3.4 The selection of the correct operator will be a key decision by the HCA, so this period must be given sufficient time in order to make a robust decision. The HCA have already had discussions with two interested operators and a third has come forward recently, so there will be an element of competition in the selection process.

4.3.5 A significant risk to the programme is the presence of bats in the roof of Broxhead House. The HCA have sought advice from ecologists, who confirmed that bats cannot be removed between March and October, due to roosting. They are to provide a new loft in the roof, following the roof works being carried out, however, this must be complete by February. The HCA are also seeking whether they can obtain permission from Natural England to have no roosts in the roof for one year.

#### **4.4 Site Maintenance**

4.4.1 The site will require on-going site maintenance. This will be managed by the operator, with the HCA considering a full repairing lease and the rental returns will cover the cost of the building maintenance. Annual maintenance costs of between £34k and £44k have been allowed within the business plan.

4.4.2 In order to retain the high-end feel of the building and to encourage high-tech businesses to the BEC, this on-going maintenance is vital to the success of the project. We assume the design life of many of the building components will be typically 20-25 years. The general condition of the Victorian building will also have an impact on the maintenance costs and will be dependent on the extent of the initial refurbishment following the condition survey.

## 5.0 Investment & Funding Considerations

### 5.1 Funding required

- 5.1.1 The HCA require a grant of £4million. A breakdown of the required funding is provided in Table 1, as identified in Appendix 4. The figures in Appendix 4 form part of a cost plan, carried out by Ridge, who were the HCA's Property Advisors and vary slightly to the figures presented in the Business Case. As mentioned previously, this spend profile will change, due to the extent of refurbishment required and the overall reduction in area of the building. However, the requirement for the £4million will remain, as the Broxhead House design is based on the money available.

*Table 1: Initial estimated site redevelopment costs*

	Broxhead House
Facilitating Works	£125,000
New Extension	£564,000
Refurbishment	£1,005,000
External Works	£143,000
Contractor Preliminaries	£275,000
Contractor Overhead & Profit	£158,000
Project Design Fees	£385,000
Other Costs	£485,000
Risk Allowances	£628,000
Inflation	£222,000
<b>TOTAL</b>	<b>£3,990,000</b>

- 5.1.2 The costs are based on the refurbishment and small extension of Broxhead House. Based on the gross internal floor area of 2,305m<sup>2</sup>, this equated to £1,731/m<sup>2</sup>. We have analysed similar refurbishment schemes, whereby the costs fell between £1,600 – £1,950/m<sup>2</sup> <sup>2</sup> so this project is comparable in cost. However, the scheme has now reduced to 1,574m<sup>2</sup> which equates to £2,535/m<sup>2</sup>, which is primarily due to the high level of costs associated with modernising a Victorian building into current building standards. This is not unreasonable, but is more expensive than new-build office construction, which we would expect to fall between £1,575 - £1,975/m<sup>2</sup> <sup>3</sup> for high quality air conditioned office buildings.

The HCA have considered the demolition of Broxhead House and new build office construction, however, the local council would like to retain the history of the Victorian building and local operators view this history as a unique selling point to attract businesses.

As part of the design process, we would expect the cost plan to be revisited with a view to bringing the construction costs more in line with industry standards. This in turn could result in a reduced funding application from the HCA. This should be revisited on a regular basis between EM3 and the HCA through the design period.

- 5.1.3 There is a high allowance for risk within the figures, which is acceptable for a project at this stage and is likely to reduce as the project progresses and when the risk register is fully priced. Currently, the risk (based on construction

<sup>2</sup> Sourced from the Building Cost Information Service

<sup>3</sup> Spon's Architects' and Builders Price Book 2015

cost) has been allocated at 10% for design development at £314k; 5% construction risk at £157k and 5% employer risk at £157k.

- 5.1.4 The EM3 grant is the main source of funding for this project but Table 2 illustrates the overall sources of funding for the project.

*Table 2: Sources of funding*

Source of Funding	Amount £
EM3 funding	£4,000,000
Land value from HCA	£540,000
Non-Domestic Rate Contribution from the local LPA	TBC
S106 funding from HCA	£1,000,000
HCA resource	£80,000
Capacity funding	£25,000
<b>TOTAL</b>	<b>£5,645,000</b>

- 5.1.5 The HCA confirmed that they are contributing £1m to the project, whereby £500k has been allocated for project contingency and £500k will cover the anticipated deficit in funds, between years 1 and 4. This is based on the business plan which shows a profit being made in year 5 onwards.

- 5.1.6 The HCA outlined a funding profile for the scheme in the Business Case, as tabled below:

*Table 3: Sources of funding*

£m	<2015-16	2015-16	2016-17	2017-18	2018-19	Total
EM3 funding	-	£384,750	£3,613,750	-	-	£3,998,500
Other funding	£105k	£1.4m	£0	£250k	£250k	£2,005,000
<b>Total</b>	<b>£105k</b>	<b>£1,784,750</b>	<b>£3,613,750</b>	<b>£250k</b>	<b>£250k</b>	<b>£6,003,500</b>

Although it shows the LEP funding being spent over the period 2015-17, they have requested that they receive the full amount in this financial year. The spend of £250k in years 2017-19 is due to the deficit in profit, following the BEC not being fully let.

## 5.2 On-Going Costs

- 5.2.1 The HCA estimated that the on-going annual site maintenance costs would vary between £34k and £44k over a ten year period. We recommend that **following the refurbishment works on Broxhead House, a full life cycle costing is carried out** for the building, to ensure that these estimates are correct. The operator will be responsible for repairs, as stipulated in the lease, and must ensure the rental returns cover these costs.

## 6.0 Conclusions

### 6.1.1 Will this investment generate the expected employment growth?

Following the reduction in floor area, the BEC will accommodate fewer businesses than first envisaged, hence less jobs will be created. Using a rough estimate based on the floor area reduction as a percentage, there will be 262 jobs created, rather than 383. The HCA will confirm their revised estimate shortly. Although fewer jobs will be created, there will be employment growth and training facilities provided. This is vital to Whitehill and Bordon, where there is a shortage of lettable modern business premises that suitable for small businesses.

### 6.1.2 Is the £4 million a wise investment?

The HCA are being very thorough in their approach to the project, by carrying out all the necessary site investigations and employing the correct consultants to ensure the project is managed correctly. They are also having a further cost plan prepared, based on the revised survey and design information, to ensure the project is viable. It is apparent, following the reports by external consultants, that the BEC is required to stimulate business development on the Whitehill and Bordon site, in order to make this new town flourish and sits well within EM3s growth targets. Through the discussion with an operator, HCA have ensured that although the building has reduced in lettable area, it still remains appealing to businesses and is a viable investment option. The project has the full support from the local council and business leaders, and forms part of the Whitehill and Bordon Masterplan.

### 6.1.3 Cost and Programme

The overall project costs are being re-estimated, following the reduction in the building size and the outcome of the building condition surveys. HCA are carrying out value engineering exercises to ensure the original budget is not exceeded. There appears to be sufficient contingency to cope with cost overspend. As long as the HCA do not make any changes during construction and the risk register is fully developed and priced, then there should be minimal risk of unforeseen overspends on the project.

**The proposed project programme (section 4.4.2) is realistic and achievable**, subject to the timely submission of planning applications and successful bat removal/relocation.

### 6.1.4 Actions

We consider this to be a robust scheme that appears to be well managed and has proceeded well to date. However, EM3 LEP should carry out the following, prior to any funding decisions being awarded:

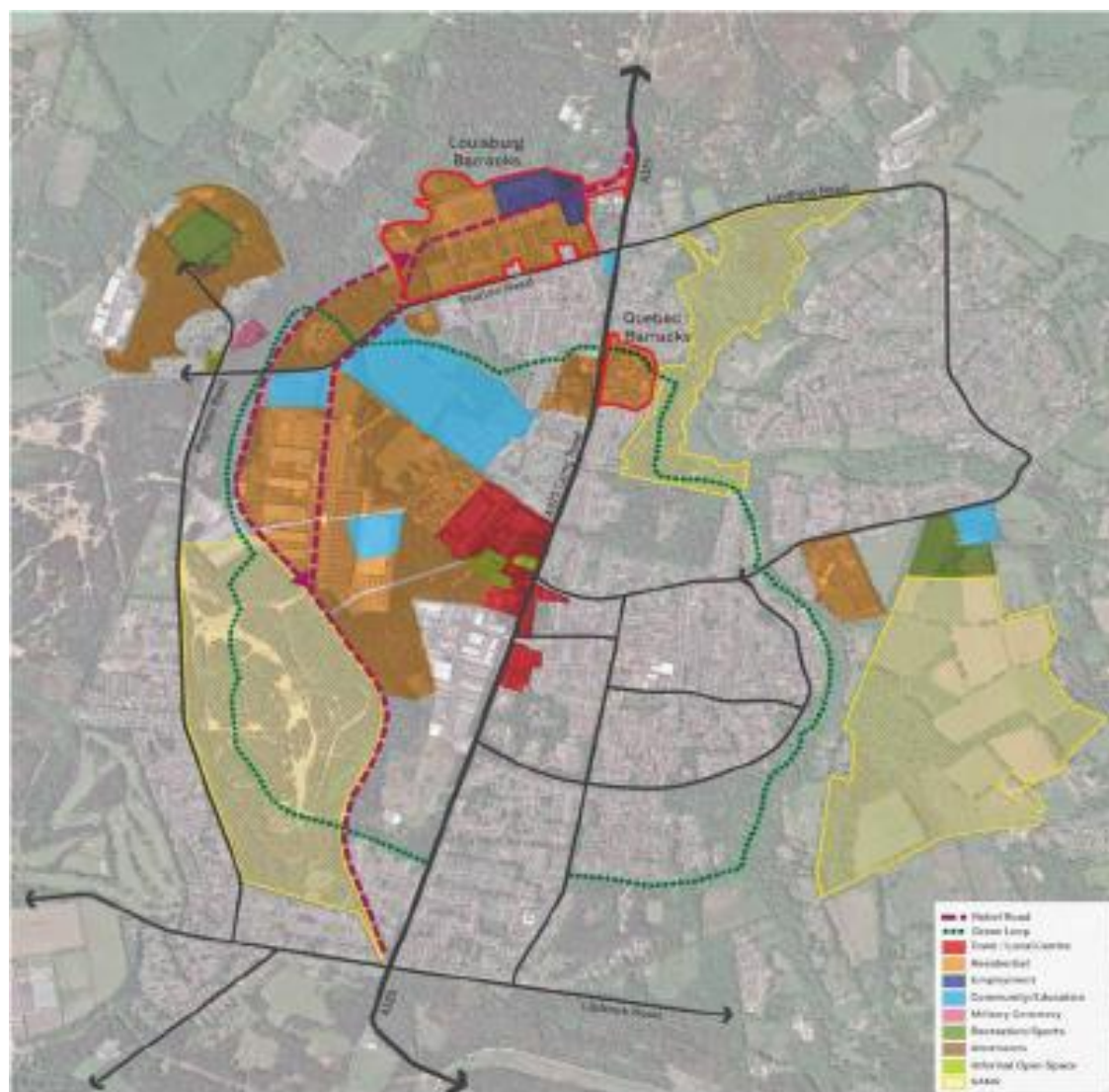
- 6.1.4.1 EM3 LEP should ensure that any planning conditions are met on Broxhead House and that the HCA submit full planning in a timely manner, to avoid programme slippage.
- 6.1.4.2 EM3 LEP should seek confirmation that the revised cost plan is completed and is in sufficient detail to show how the costs are derived. The costs should not exceed the original budget of £3.9m, otherwise the viability of the scheme is in doubt.
- 6.1.4.3 EM3 LEP must seek confirmation that the major risks are being addressed on the scheme, which includes the provision of high-speed broadband, bat removal and services are provided to site.
- 6.1.4.4 EM3 LEP should seek a revised job creation forecast, to ensure that the development is creating sufficient jobs for the initial investment.



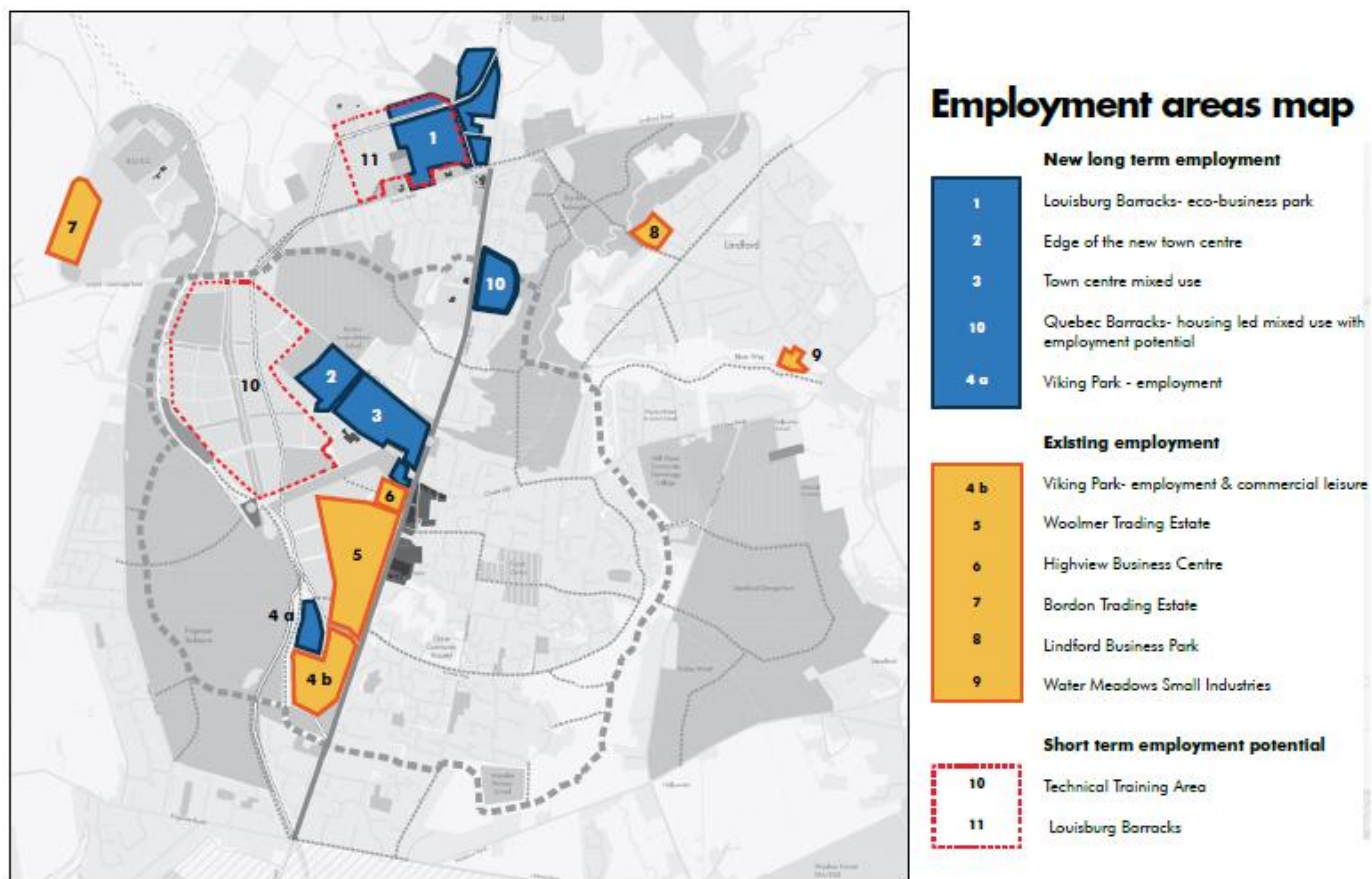
## Appendix 1 – Sources of Information

Source
Business Case from HCA for the Business and Enterprise Centre
Teleconference between AECOM, Kelly Hillman and John Boutwood on 28 April 2015
Kelly Hillman emails with Business Case and appendices, April 2015
Extracts from The Revised Masterplan; <a href="http://www.whitehillbordon.com">www.whitehillbordon.com</a>
East Hampshire District Council; planning portal website

## Appendix 2: Whitehill and Bordon Masterplan



## Appendix 3: Whitehill and Bordon Employment Areas



Appendix 4: Initial Cost Plan Summary by Ridge

Ref.	Description	£
Element Sections 1 to 8		
A	Facilitating Works	125,000
B	New Extension	564,000
C	Refurbishment of existing	1,005,000
D	External Works	143,000
<b>Sub Total: Building works</b>		<b>£ 1,837,000</b>
9	Preliminaries	275,000
10	Overheads and Profits	158,000
<b>Total: Building works estimate</b>		<b>£ 2,270,000</b>
11	Project/design fees	385,000
12	Other development/project costs	485,000
13	Risk allowance estimate	628,000
14	Inflation	222,000
<b>Total: Estimate of Projected Construction Cost</b>		<b>£ 3,990,000</b>
<ul style="list-style-type: none"> <li>• Rounded to the nearest hundred</li> <li>• See section 5 for exclusions &amp; qualifications</li> </ul>		
Area for calculation purposes :		<b>2,305</b> m <sup>2</sup>
Cost per m <sup>2</sup> :		<b>1,731</b> £/m <sup>2</sup>
		<b>160.81</b> £/sq.ft

## Appendix 5: Initial Job Creation Forecast

<b>Forecast for Broxhead House</b>										
Size of new centre (sq.ft.)	30,921									
Net lettable	18,244									
Average occupancy at 85%	15,507									
Forecast companies in occupation	49									
Forecast virtual companies	16									
<b>Total companies</b>	<b>65</b>									
FTE jobs at 3.65 per occupier, 1.0 per virtual and 3.6 centre staff	<b>200</b>									
<b>Churn and Graduation</b>	<b>Year 1</b>	<b>Year 2</b>	<b>Year 3</b>	<b>Year 4</b>	<b>Year 5</b>	<b>Year 6</b>	<b>Year 7</b>	<b>Year 8</b>	<b>Year 9</b>	<b>Year 10</b>
Year average occupancy	13.0%	36.0%	70.0%	85%	85%	85%	85%	85%	85%	85%
Let space	2,372	6,568	12,771	15,507	15,507	15,507	15,507	15,507	15,507	15,507
Average companies in occupation	8	21	41	49	49	49	49	49	49	49
Average Virtual Occupiers	2	10	12	12	12	12	12	12	12	12
Graduations to Move-on Space (companies) - Nottinghamshire research provides evidence that 5% of current year occupiers (rounded up) graduate from the centre. Start Year 2.	0	1	3	3	3	3	3	3	3	3
FTE jobs at 3.65 per occupying company plus 1 per virtual	30	86	160	192	192	192	192	192	192	192
Cumulative FTE jobs at 7.5 per graduating company	-	7	30	62	75	97	120	142	164	187
Centre Staff	3	4	4	4	4	4	4	4	4	4
<b>Total gross jobs created by an Innovation Centre at Broxhead House</b>	<b>33</b>	<b>97</b>	<b>194</b>	<b>248</b>	<b>271</b>	<b>293</b>	<b>315</b>	<b>338</b>	<b>360</b>	<b>383</b>

## Appendix 6: Outline Planning Permission



Penns Place, Petersfield, Hampshire GU31 4EX  
Telephone 01730 266551 • DX100403 Petersfield  
info@easthants.gov.uk • www.easthants.gov.uk  
@EastHantsDC  
/EastHampshireDistrictCouncil

**For: Homes & Communities Agency**

c/o AECOM  
Mid City Place  
71 High Holborn  
London  
WC1V 6QS

**TOWN & COUNTRY PLANNING ACT 1990 (as amended)  
TOWN & COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)  
(ENGLAND) ORDER 2010**

### **NOTICE OF PERMISSION: 55369/001**

**Proposal:** HYBRID APPLICATION: 1) Outline application (all matters reserved, with the exception of some access) for a mixed-use development comprising: at least 2.94 hectares of employment land with up to 15,288m<sup>2</sup> of business (Class B1), general industry (Class B2) and training (Class D1) floorspace (GEA) of which no more than 3,000m<sup>2</sup> is to be within Class D1; up to 13.08 hectares net developable residential land comprising up to 500 residential units (Class C3) including the retention of Amherst House; laying out of at least 3.38 hectares of public open space including provision of play facilities and landscaping; and associated works including demolition of existing structures and hardstanding, earthworks, remediation, construction of means of access, utilities service diversions, connections and ancillary structures, means of enclosure, car parking, street lighting, sustainable drainage systems, tree removal and tree protection areas; and 2) Full application for the development of a 970 metre section of highway incorporating three roundabout type junctions and associated earthworks, lighting, soft landscaping, surface water drainage and utilities conduits.

**Site Address:** Site of Louisburg Barracks, Station Road, Bordon (Whitehill & Bordon Parish)

The Planning Authority GRANTS Planning Permission in accordance with your application, plans and details submitted therewith, which was registered on 12 June, 2014, subject also to the following conditions:-



## Appendix 7: Journey Times to Whitehill and Bordon

Travel Times		
Facility	Distance	Journey Time
<b>Airports</b>		<b>By Car</b>
Farnborough airport	15 miles	30 min
Gatwick airport	53 miles	1 hr 15 min
Southampton airport	43 miles	55 min
<b>Ports</b>		
Portsmouth	28 miles	35 min
Southampton	43 miles	1 hr
<b>Train stations</b>		<b>By Train to London</b>
Liphook	4 miles	1hr 4 min
Liss	6 miles	1hr 11 min
Farnham	8 miles	53 min
Petersfield	8 miles	1hr 3 min
Alton	7 miles	1hr 7 min
Haslemere	11 miles	51 mins
<b>Universities</b>		<b>By Car</b>
University of Surrey	18 miles	35 min
University of Reading	29 miles	1 hr
University of Portsmouth	29 miles	40 min
University of Southampton	44 miles	55 min
<b>Business Centres</b>		<b>By Car</b>
Guildford	19 miles	35 min
Woking	29 miles	45 min
Farnborough / Aldershot	15 miles	30 min
Basingstoke	24 miles	45 min
Reading	39 miles	1 hr
Southampton	42 miles	55 min
Portsmouth	28 miles	35 min