



Report to the Partnership for Urban South Hampshire Joint Committee

Date: **23 September 2014**

Report of: **Simon Eden (Chief Executive Lead) Culture Creative Industries and the Built Environment Panel**

Subject: **Portsmouth Harbour Heritage Led Regeneration Project**

SUMMARY

This report outlines progress with the joint PUSH and English Heritage Initiative which is piloting an innovative, collaborative approach to promoting heritage led regeneration across the Portsmouth Harbour area.

The report includes a working list of buildings, identified by the project, which may offer the potential for re-use, including those that may represent 'quick wins'.

As well as noting project progress, the Portsmouth Harbour Programme Board also request that the Joint Committee supports an approach to the MOD and the Minister for Portsmouth to elicit support for the rapid transfer of some significant heritage assets that are in MOD / DIO ownership.

RECOMMENDATION

1. The Portsmouth Harbour Programme Board requests that the Joint Committee:
 - NOTES progress in initiating the Portsmouth Harbour Heritage Led Regeneration Project.
 - NOTES the proposed list of possible projects to be progressed as part of the heritage led regeneration initiative, including potential “quick wins” (Appendix A.)
 - SUPPORTS the Programme Board in approaching the MOD to try to secure the release of key sites that can deliver significant heritage led regeneration.

BACKGROUND

1. The area surrounding the historic Portsmouth Harbour, which includes parts of several of PUSH's member Councils, is rich in historic buildings which are an essential component of local economic, social and military history. Many, however, are in decline, and there is a risk of the loss of this part of our heritage.
2. PUSH, in partnership with English Heritage, have devised a collaborative project to develop a new way of working to secure the re-use of heritage assets: pooling the skills and knowledge of key organisations involved in the management and stewardship of historic buildings in the area. This is being led by a Programme Board, made up of representatives of key partners.
3. It is widely recognised that historic assets are best conserved and protected by securing their sustainable long-term re-use. Not only will this guarantee their ongoing maintenance, but will also offer opportunities to create employment and increase the desirability of the Portsmouth Harbour area as a place to live, work and visit.
4. The area has an extremely rich and diverse heritage offer, predominantly associated with the history of the Royal Navy. English Heritage, in partnership with PUSH, has identified the area as having more significant heritage assets than any other sub-region in the South of England.

PROJECT AIMS

5. The project has the following aims, which have been agreed by the Portsmouth Harbour Programme Board:
 - to secure the sustainable re-use of historic buildings in the area surrounding Portsmouth Harbour and, in doing so, safeguard their long-term maintenance;
 - to ensure that the re-use of these buildings brings economic benefits to the area by increasing / enhancing the visitor offer, supporting new business start-ups and creating jobs;
 - to maximise the social 'returns' of the project through high levels of community engagement and, where appropriate, the involvement of local community groups / social enterprises in securing the long-term future of the area's historic buildings.

PARTNERSHIP WORKING

6. The project brings together a number of key players involved in conserving the area's heritage, who can help to shape the way in which the project can contribute to the wider regeneration of the Portsmouth Harbour area. The Programme Board is chaired by Simon Eden, Chief Executive of Winchester City Council and Lead Chief Executive for the PUSH Culture, Creative

Industries & Built Environment Panel, and includes representatives from English Heritage, Hampshire County Council, Gosport Borough Council, Portsmouth City Council and the Portsmouth Naval Base Property Trust.

FUNDING

7. A three year funding package to support the project has been brokered by the PUSH Culture, Creative Industries & Built Environment Panel . Panel Partners' contributions are as follows:

Partner	Annual Contribution	Total contribution
English Heritage	£20,000 (in kind)	£60,000 (in kind)
Hampshire County Council	£10,000	£30,000
Portsmouth City Council	£3000	£9000
Gosport Borough Council	£3000	£9000
Fareham Borough Council	£1000	£3000
Winchester City Council	£1000	£3000
Portsmouth Naval Base Property Trust	£1000	£3000
PUSH	-	£5000
TOTAL		£122,000

8. It is anticipated that funds provided by partners will be used to cover the project's operating and administrative costs over a three year period. The project is currently being resourced by a multi-disciplinary team made up of officers from Portsmouth City Council and English Heritage. Other partner local authorities are contributing specialist skills as required to facilitate the delivery of the project.
9. English Heritage has additionally earmarked a sum of £500,000 for the development of specific projects, for example surveys, architectural fees and other costs associated with securing the commercial re-use of buildings or submitting funding bids for capital works to buildings. This is grant funding and applications will need to be made to English Heritage, by the Programme Board, which will be assessed on a case by case basis.
10. English Heritage is also keen to use the project to inform planning approaches to the historic built environment in the longer term, in line with the aims of the National Planning Policy Framework (NPPF). Accordingly, English Heritage has also committed a further £25,000 of funding to commission a characterisation study of the Portsmouth Harbour hinterland. This will produce a range of new information which can inform the decisions of local planning authorities.

PROGRAMME

11. An overview of project activities is set out below.

Phase 1

12. The focus to date has been on the identification of heritage assets with the potential to be brought back into use (see Appendix A). This is a 'working list' which will be subject to change e.g. where further work identifies that buildings cannot be progressed and/or where new opportunities are identified. Activities include desk-based research and meetings with landowners, local authorities and other partners to understand their aspirations or any future plans, and so assess the potential for these buildings.
13. From this list early opportunities to secure 'quick wins' in promoting re-use of buildings in line with the project's aims have been identified (Appendix A1). Again, this may be subject to change as work progresses.
14. Alongside this work, English Heritage will also be compiling a list of all heritage assets at risk within the PUSH area which may identify more buildings or opportunities that can be added to the working list. As noted, English Heritage will also be commissioning a characterisation study of the Portsmouth Harbour area.

Phase 2

15. The list will be developed into a more detailed Action Plan which will identify work needed to progress projects (e.g. conditions surveys, feasibility studies relating to re-use etc.) and, importantly, how this work could be resourced and delivered. 'Quick wins' will continue to be prioritised but work on progressing other projects on the list will also continue.
16. Evaluation criteria to enable the Programme Board to make decisions with regards committing project support to schemes for specific buildings have been developed in line with the project's aims (see Appendix B). Anticipated routes for financing and delivering schemes are:
 17. disposal or lease to private sector or a third party who may be willing (if commercially viable) to undertake works to the building.
 18. securing finance, perhaps through bidding for funding to a range of grant programmes, to undertake capital works to buildings for operation and management by local authorities or a third party (e.g. a social enterprise).

Phase 3

19. Working with landowners, local authorities and other interested parties, detailed project plans will be developed for individual projects. Activities are likely to include:

- commissioning surveys to understand costs / issues involved in bringing buildings back into use.
 - business planning for the operation of buildings and identifying operators.
 - appointing consultants to design and cost programmes of work to buildings (and subsequently to oversee the work).
 - tendering for the sale / lease / transfer of buildings to commercial or other third parties and/or identifying funding to undertake capital works and submitting funding bids. (the Portsmouth Harbour area is considered a priority for investment by the Heritage Lottery Fund, for example)
 - securing necessary planning permissions, listed building and scheduled monument consents.
20. The project is very much focused on 'delivery' and therefore opportunities to progress buildings to repair and re-use will be pursued as they arise (for example if an appropriate funding stream is identified). The work programme will necessarily be flexible, and will be kept under close review by the Programme Board.

HERITAGE ASSETS IN MOD OWNERSHIP

21. The working list of potential projects was reviewed at a workshop on the 1 August 2014 and it was noted that a number of significant buildings with potential for commercial use are currently in the ownership of the Ministry of Defence / Defence Infrastructure Organisation.
22. The Programme Board requests the support of the PUSH Joint Committee in approaching appropriate MOD with a view to negotiating the release of key buildings in Portsmouth and Gosport. The Programme Board will discuss with both authorities how best to achieve this, and the priorities to identify. Indications from the workshop (supported by council regeneration strategies) suggest that for Portsmouth this may be the Former Royal Naval Academy, and for Gosport - Fort Blockhouse and/or the Royal Clarence Yard Retained Area.

RECOMMENDATION

23. The Portsmouth Harbour Programme Board requests that the Joint Committee
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 - SUPPORTS the Programme Board in approaching the MOD to try to secure the release of key sites that can deliver significant heritage led regeneration.

Background Papers:

None

Reference Papers:

None

Enquiries:

For further information on the report please contact:

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Portsmouth Harbour Project - buildings with potential for re-use / additional use.

Possible quick wins:

- 1) Battery No. 2, Stokes Bay Road - Gosport
- 2) Bury House - Gosport
- 3) Fort Blockhouse - Gosport
- 4) Priddy's Hard (ramparts) - Gosport
- 5) Beneficial School - Portsmouth
- 6) Fort Cumberland - Portsmouth
- 7) Hilsea Lines, Bastion No. 5 - Portsmouth

Others with potential:

- 8) Fort Fareham - Fareham
- 9) Seaplane sheds and Winch Houses (Daedalus) - Gosport
- 10) Haslar Gunboat Yard - Guardrooms - Gosport
- 11) Haslar Gunboat sheds - Gosport
- 12) SETT Tower - Gosport
- 13) Royal Clarence Yard Retained Area - Gosport
- 14) Merchistoun Hall - Havant
- 15) Norfolk Crescent - Havant
- 16) Dry Docks 4 & 5 - Portsmouth
- 17) Dry Dock 6 - Portsmouth
- 18) Block Mills - Portsmouth
- 19) Point Battery - Portsmouth
- 20) Former Royal Naval Academy - Portsmouth
- 21) Southsea Castle - Portsmouth
- 22) Treadgolds - Portsmouth
- 23) Fort Southwick - Portsmouth and Winchester



Evaluation criteria for project support

	Criteria	Delivery of project aim*		
		To secure the sustainable re-use of historic buildings.	To ensure that the re-use of buildings brings economic benefits.	To maximise the social 'returns' of the project.
1.	Planning history - have options been explored / planning permissions granted / have there been previous uses or is there an existing use that could be expanded or readily complemented?			
2.	Location / accessibility - suitability for intended use.			
3.	Prominence of asset / ability to demonstrate significance of heritage-led regeneration.			
4.	Is scheme deliverable within project timeframe?			
5.	Commercial viability / interest from investor / operator e.g. community or interest group.			
6.	Availability of funding (if there isn't a commercial opportunity).			
7.	'Strategic fit' of re-use with local regeneration agenda / aspirations.			
8.	Local significance / 'value' of asset within local community.			

* Project aims in full:

- 1) to secure the sustainable re-use of historic buildings in and around Portsmouth Harbour and, in doing so, to safeguard their long-term maintenance;
- 2) to ensure that the re-use of these buildings brings economic benefits to the area by increasing / enhancing the visitor offer, supporting new business start-ups and creating jobs, and
- 3) to maximise the social 'returns' of the project through high levels of community engagement and, where appropriate, the involvement of local community / social enterprises in securing the long-term future of the area's historic buildings.