

**Appendix 1 - Templeman House Development:  
HRA Income and Expenditure**

		Housing Revenue Account
		27
		25
		Social Rented £000s
<b>Scheme Costs</b>		
Works	inc demo, contingency 5%	5,232
Fees & Other Costs	inc contingency 2.5%	300
Interest (during Build Phase)		35
Land Acquisition costs		900
<b>Total Scheme Cost</b>		<b>6,467</b>
<b>Scheme Funding</b>		
Homes England Grant - TBC Affordable Housing Grant		
Homes England Grant - Accelerated Construction		
Affordable Housing s106 Contributions		430
Sales - Shared Ownership		
Housing Revenue Account		
- Capital Funding - 1 for 1 Right to Buy Receipts		1,607
- Capital Funding - Reserve allocation		3,100
Prudential Borrowing - additional borrowing		1,330
<b>Total Scheme Funding</b>		<b>6,467</b>
<b>Net Cost</b>		<b>0</b>

## Appendix 2 - Templeman House Development: Financial Appraisal Long-term Cash flow

Long-Term Cashflow	Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Gross Residential Rent	3.5% inc YRS 1-3, 2.5% inc Yrs 4-25	(121,113)	(125,352)	(129,739)	(132,983)	(136,307)	(139,715)	(143,208)	(146,788)	(150,458)	(154,219)	(158,075)	(162,027)	(166,077)	(170,229)
Voids	2% of Gross residential rent	2,422	2,507	2,595	2,660	2,726	2,794	2,864	2,936	3,009	3,084	3,161	3,241	3,322	3,405
Gross Rent after allowance for Voids		(118,691)	(122,845)	(127,144)	(130,323)	(133,581)	(136,921)	(140,344)	(143,852)	(147,449)	(151,135)	(154,913)	(158,786)	(162,756)	(166,825)
RSL Management	2.5% CPI	17,334	17,767	18,212	18,667	19,133	19,612	20,102	20,605	21,120	21,648	22,189	22,744	23,312	23,895
Maintenance	2.5% CPI	16,065	16,467	16,878	17,300	17,733	18,176	18,630	19,096	19,574	20,063	20,565	21,079	21,606	22,146
Major Repairs	2.5% CPI	0	0	0	0	0	0	0	0	0	52,276	53,583	54,922	56,296	57,703
Annual operational spend		33,399	34,234	35,090	35,967	36,866	37,788	38,733	39,701	40,693	93,987	96,336	98,745	101,213	103,744
Net Income before debt repayment		(85,292)	(88,611)	(92,055)	(94,356)	(96,715)	(99,133)	(101,611)	(104,151)	(106,755)	(57,148)	(58,577)	(60,041)	(61,542)	(63,081)
Repayment of Borrowing (interest)		45,282	44,087	42,850	41,570	40,245	38,874	37,454	35,985	34,465	32,891	31,262	29,576	27,832	26,026
Repayment of Borrowing (principal)		34,145	35,340	36,577	37,857	39,182	40,554	41,973	43,442	44,963	46,537	48,165	49,851	51,596	53,402
Cash outflow / (inflow)		(5,864)	(9,184)	(12,627)	(14,929)	(17,287)	(19,705)	(22,184)	(24,724)	(27,328)	22,279	20,851	19,386	17,885	16,347
Cumulative cash outflow / (inflow)		(5,864)	(15,048)	(27,675)	(42,604)	(59,891)	(79,597)	(101,780)	(126,504)	(153,832)	(131,553)	(110,702)	(91,316)	(73,430)	(57,084)

## Appendix 2 - Templeman House Development: Financial Appraisal Long-term Cash flow

Long-Term Cashflow	15	16	17	18	19	20	21	22	23	24	25	Total
Gross Residential Rent	(174,485)	(178,847)	(183,318)	(187,901)	(192,599)	(197,414)	(202,349)	(207,408)	(212,593)	(217,908)	(223,355)	
Voids	3,490	3,577	3,666	3,758	3,852	3,948	4,047	4,148	4,252	4,358	4,467	
<b>Gross Rent after allowance for Voids</b>	<b>(170,995)</b>	<b>(175,270)</b>	<b>(179,652)</b>	<b>(184,143)</b>	<b>(188,747)</b>	<b>(193,465)</b>	<b>(198,302)</b>	<b>(203,260)</b>	<b>(208,341)</b>	<b>(213,550)</b>	<b>(218,888)</b>	<b>(4,130,177)</b>
RSL Management	24,492	25,105	25,732	26,376	27,035	27,711	28,404	29,114	29,842	30,588	31,352	
Maintenance	22,699	23,267	23,849	24,445	25,056	25,682	26,324	26,982	27,657	28,348	29,057	
Major Repairs	59,145	60,624	62,140	63,693	65,286	66,918	68,591	70,305	72,063	73,865	75,711	
<b>Annual operational spend</b>	<b>106,337</b>	<b>108,996</b>	<b>111,721</b>	<b>114,514</b>	<b>117,377</b>	<b>120,311</b>	<b>123,319</b>	<b>126,402</b>	<b>129,562</b>	<b>132,801</b>	<b>136,121</b>	<b>2,153,956</b>
Net Income before debt repayment	(64,658)	(66,274)	(67,931)	(69,629)	(71,370)	(73,154)	(74,983)	(76,858)	(78,779)	(80,749)	(82,767)	
Repayment of Borrowing (interest)	24,157	22,222	20,220	18,148	16,003	13,783	11,486	9,108	6,646	4,099	1,463	<b>655,732</b>
Repayment of Borrowing (principal)	55,271	57,205	59,207	61,280	63,424	65,644	67,942	70,320	72,781	75,328	77,965	<b>1,329,954</b>
Cash outflow / (inflow)	14,770	13,153	11,496	9,798	8,057	6,273	4,444	2,570	648	(1,321)	(3,340)	<b>9,465</b>
Cumulative cash outflow / (inflow)	(42,314)	(29,161)	(17,665)	(7,867)	191	6,464	10,908	13,478	14,126	12,805	9,465	

### Appendix 3 - Templeman House Development: Summary of Funding Assumptions

#### Accommodation Schedule - Unit sizes comply or exceed Nationally Described Space Standards.

Ground Floor			First Floor			Second Floor			Third Floor		
Number of units	Unit size m2	Unit type	Number of units	Unit size m2	Unit type	Number of units	Unit size m2	Unit type	Number of units	Unit size m2	Unit type
4	51	1b2p	4	51	1b2p	4	51	1b2p	4	51	1b2p
2	70	2b4p	3	70	2b4p	3	70	2b4p	3	70	2b4p
6			7			7			7		

#### Rent Levels    *This scheme will be charged at Social Rent level:*

	LHA level for info	Affordable Rent for info	<b>Social Rent</b>
1-bed	£123.58pw	£123.58pw	<b>£79.84pw</b>
2-bed	£157.61pw	£156.38pw	<b>£91.61pw</b>

#### **Market rent equivalent including service charge and parking spaces**

1-bed	£155.23pw
2-bed	£195.48pw

#### **Affordable Rent**

**Service Charges**                      £3pw additional to Social rent

**Build costs**                              £2265m2 inc 5% contingency and demolition + Substation relocation + fencing + GSHP = £2390.65m2

**Contingency**                            2.5% additional build contingency (£131k)

**Void and bad debts**                    2%

**Management**                          £642 unit/pa Based on historic variable costs per unit

**Maintenance**                          £595 unit/pa Based on historic variable costs per unit

**Major Repairs**                          0.8% of build cost deferred to Yr10 As agreed with Principal Surveying Manager

**Loan interest rate %**                    3.5% Short term; 3.5% Long term

**Loan term and type**                    25 year annuity



### Appendix 3 - Templeman House Development: Summary of Funding Assumptions

On costs/Fees element	Amount
Acoustic Engineer	
Arbo report	£ 1,340
Architects fee (up to planning)	£ 19,575
Asbestos, needles, clear	n/a
Bat survey	£ 500
CIL and Heathland mitigation	£ 7,534
Daylighting assessment	£ 2,950
Demolition inc notices	inc in build
Design review panel, pre-app, Consultation	£ 2,500
Development Team	£ 62,100
Ecological survey and BMP	£ 1,000
Elec Disconnection	£ 5,000
Employers Agent fee	£ 27,000
Fire consultant	
Gas disconnection	£ 5,000
Ground investigation	£ 4,500
Heritage consultant	
Highways consultant	£ 650
Landscape consultant	inc in build
Legal sales fee	n/a
M+E Engineer	inc in build
Marketing	n/a
Principle Designer	£ 2,450
Planning application fee	£ 12,474
Structural Engineer and Drainage	£ 5,000
Topographical	£ 1,200
Tree protection and plan	inc in build
Utilities and sustainability assessment	£ 4,312
Valuation	£ 1,250
Water disconnection	£ 3,000
<b>Total</b>	<b>£ 169,335</b>

Note: On costs/fees are split by number of units to each financial appraisal

## Equality Impact Needs Assessment

The Diversity Promise - *Better for all*

1. Title of Policy/Service/Project	Development at Templeman House, Leedham Road, Bournemouth, BH10 6HP
2. Service Unit	Housing (Development)
3. Lead Responsible Officer and Job Title	Jonathan Thornton, Housing Development Manager
4. Members of the Assessment Team:	Mark Sheppard, Project Officer
5. Date assessment started:	14 <sup>th</sup> August 2019
6. Date assessment completed:	14 <sup>th</sup> August 2019

### About the Project:

7. What type of project is this?	New build housing project
8. What are the aims/objectives of the policy/service/project? (please include here all expected outcomes)	<p>To provide additional sustainable affordable housing. The completed project will provide much needed additional social rented housing within the conurbation.</p> <p>The project will provide an increase in job opportunities within the construction sector during the construction phase.</p> <p>The scheme will generate a long-term surplus to the Housing Revenue Account and debt transfer from the General Fund (or a capital receipt) for the land.</p>

9. Are there any associated services, policies or procedures? No
<p>10. List the main people, or groups of people, that this policy/service/project is designed to benefit and any other stakeholders involved?</p> <p>This project will benefit families which are either homeless or they may live in unsuitable or over occupied housing.</p>
<p>11. Will this policy/service/impact on any other organisation, statutory, voluntary or community and their clients/service users?</p> <p>No.</p>

## Consultation, Monitoring and Research

Where there is still insufficient information to properly assess the policy, appropriate and proportionate measures will be needed to fill the data gaps. Examples include one-off studies or surveys, or holding informal consultation exercises to supplement the available statistical and qualitative data.

If there is insufficient time before the implementation of the policy to inform the EINA, specific action points will be need to be clearly set out in the action plan. Steps must include monitoring arrangements which measure the actual impact and a date for a policy review.

### Consultation:

<p>12. What involvement/consultation has been done in relation to this (or a similar) policy/service/project and what are the results?</p> <p>Consultation with the Housing Portfolio Holder on the strategic approach to new council owned affordable housing has been held; Ward Councillor and Portfolio Holder consultation on this individual scheme will follow; and relevant council staff and local residents will be briefed at a future Public Consultation.</p>
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13. If you have not carried out any consultation, or if you need to carry out further consultation, who will you be consulting with and by what methods?

As above - a public consultation and direct consultation with Councillors has been held by the development team and design team. This was held at the Templeman House and suitably publicised.

#### **Monitoring and Research:**

14. What data, research and other evidence or information is available which is relevant to this EINA?

The unit type and mix has been informed from housing register statistics including the number of applicants on the housing register and the average waiting time. The completed units will be let and managed on the same basis as our existing housing stock and all EINA's and other policies which apply to our existing stock will apply to these new units.

15. Is there any service user/employee monitoring data available and relevant to this policy/service/project? What does it show in relation to equality groups?

Annual CORE data and resident surveys.

Admission for new residents to the scheme will be by objective eligibility criteria, which will be operated and monitored by Housing Solutions, who undertake property allocations for the Council to ensure that the properties are let to those in housing need.

16. If there is a lack of information, what further information do you need to carry out the assessment and how are you going to gather this?

N/A

## Assessing the Impact

	Actual or potential positive benefit	Actual or potential negative outcome
<b>17. Age</b>	Admission for new residents to the scheme will be by objective eligibility criteria, which will be operated by Housing Solutions, who undertake property allocations for the Council to ensure that the properties are let to those in housing need.	The properties are designed for families, couples and single people. There will be no loss of existing provision for other client groups as a result of this project.
<b>18. Disability</b>	Properties will be constructed to Building Control Approved Document Part M (access to and use of buildings).	No issues regarding disability have been identified but this factor will be considered and monitored along with any service user identified needs.
<b>19. Gender</b>	Properties will be eligible for all eligible applicants on the housing register.	No issues regarding gender have been identified but this factor will be considered and monitored along with any service user identified needs.
<b>20. Gender reassignment</b>	Properties will be eligible for all eligible applicants on the housing register.	No issues regarding gender reassignment have been identified but this factor will be considered and monitored along with any service user identified needs.
<b>21. Pregnancy and Maternity</b>	Properties will be eligible for all eligible applicants on the housing register.	No issues regarding pregnancy and maternity have been identified but this factor will be considered and monitored along with any service user identified needs.
<b>22. Marriage and Civil Partnership</b>	Properties will be eligible for all eligible applicants on the housing register.	No issues regarding marriage and civil partnership have been identified but this factor will be considered and monitored along with any service user identified needs.
<b>23. Race</b>	Properties will be eligible for all eligible applicants on the housing register.	No issues regarding race have been identified but this factor will be considered and monitored along with any service user identified needs.
<b>24. Religion or Belief</b>	Properties will be eligible for all eligible applicants on the housing register.	No issues regarding religion or belief have been identified but this factor will be considered and monitored along with any service user identified needs.

	Actual or potential positive benefit	Actual or potential negative outcome
<b>25. Sexual Orientation</b>	Properties will be eligible for all eligible applicants on the housing register	No issues regarding sexual orientation have been identified but this factor will be considered and monitored along with any service user identified needs.
<b>26. Any other factor/ groups e.g. socio- economic status/carers etc</b>	Properties will be eligible for all eligible applicants on the housing register.	No other issues have been identified but these factors will be considered / monitored along with any service users identified needs.
<b>27. Human Rights</b>	Will facilitate Article 11 of the International Covenant on Economic, Social and Cultural Rights - the right of everyone to an adequate standard of living for themselves and their family, including adequate food, clothing and housing.	No human rights issues have been identified but these factors will be considered / monitored along with any service users identified needs.

**Stop - Any policy which shows actual or potential unlawful discrimination must be stopped, removed or changed.**

28. If impacts have been identified include in the action plan what will be done to reduce these impacts, this could include a range of options from making adjustments to the policy to stopping and removing the policy altogether. If no change is to be made, explain your decision:

The Social rented properties will be eligible for all eligible applicants on the housing register.

## Action Plan

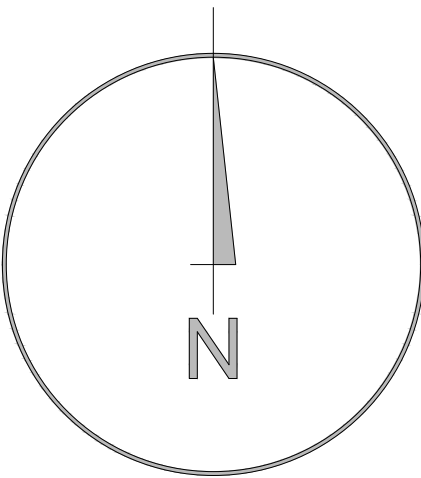
Include:

- What has/will be done to reduce the negative impacts on groups as identified above.
- Detail of positive impacts and outcomes
- The arrangements for monitoring the actual impact of the policy/service/project

29. Issue identified	Action required to reduce impact	Timescale	Responsible officer	Which Business Plan does this action link to e.g. Service Equality Action Plan/Team Plan
The properties are designed for families, couples, single people – a mix of 1 and 2 bed flats.	<p>Limited amount of larger family accommodation on this site. This can be offset by the delivery of housing on other sites across the Conurbation.</p> <p>One and two bed flats can be more suitable for those occupying larger properties than they need. Subsequent downsizing will free up larger family homes.</p> <p>The identification of housing need for specific client groups within the Neighbourhood will be monitored as part of the ongoing Housing Strategy process.</p>	Ongoing	Affordable Housing & Resettlement Manager	Housing Strategy



Location Plan  
1:625 @ A1  
1:1250 @ A3



Existing Block Plan 1:500 @ A1 | 1:1000 @ A3



Proposed Block Plan 1:500 @ A1 | 1:1000 @ A3



notes

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all drawings are prepared subject to a full measured and structural survey of the buildings and site.

all structural work is subject to the appointment of a structural engineer to confirm and agree the structural proposals.

os promap licence no. 100020449.

health & safety:  
exceptional risks involving specific methods of construction or exceptional maintenance issues can be found within the designers risk assessment.

scale width 50 mm @ a1 - 25 mm @ a3

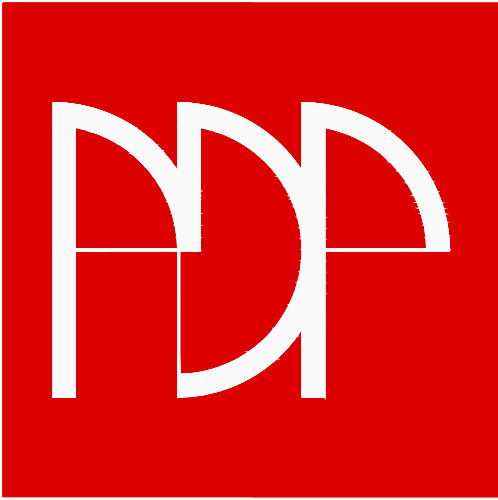
revision	notes	date	drawn	checked
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client Bournemouth, Christchurch and Poole Council



PLANNING



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project Templeman House

detail Site Location Plan

drawn	ER	checked	HM
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date	May'19	status	PLANNING
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a1 scale	a3 scale	28077-PD099	rev
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Schedule of Accommodation:

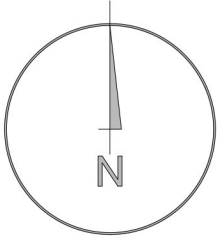
**Ground Floor**  
4no. 1B2P Flats 51sqm  
2no. 2B4P Flats 70sqm  
1no. Internal cycle store  
1no. Internal plant room

**First Floor**  
4no. 1B2P Flats 51sqm  
3no. 2B4P Flats 70sqm

**Second Floor**  
4no. 1B2P Flats 51sqm  
3no. 2B4P Flats 70sqm

**Third Floor**  
4no. 1B2P Flats 51sqm  
3no. 2B4P Flats 70sqm

**Total Units:** 27 dwellings  
  
27x Car parking spaces  
1no. External Refuse Store



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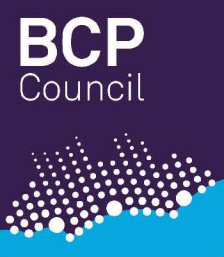
health & safety:  
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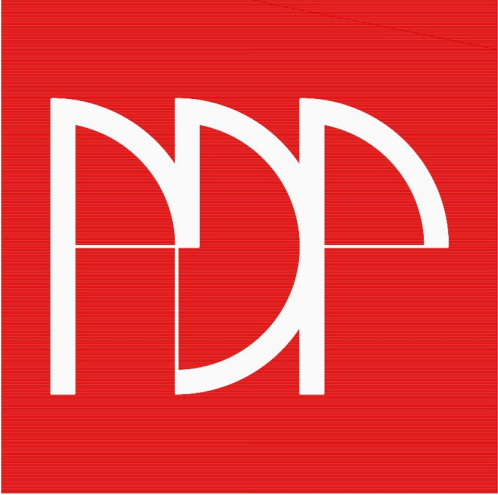
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A	Revised following comments from client	27-03-19	HM	
B	Revised to suit floor layouts	28-03-19	HM	
C	Sub-station Added	08/05/19	PC	HM
D	Revised following pre-application comments	15/08/19	PC	HM
E	Revised following client comments	22-08-19	HM	
F	Revised following design panel comments	10-10-19	HM	
G	Revised following planners comments	17-10-19	HM	
H	Cycle path amended	13,11,19	IR	HM
J	Various Amendments	06/12/19	PC	HM
K	Additional parking and Removal back balconies public consultation notes	12/02/20	ER	
L	Existing hedge added	27.02.20	IR	HM
M	Exsiting tree and proposed trees added	27.02.20	IR	HM

client

Bournemouth, Christchurch and Poole Council



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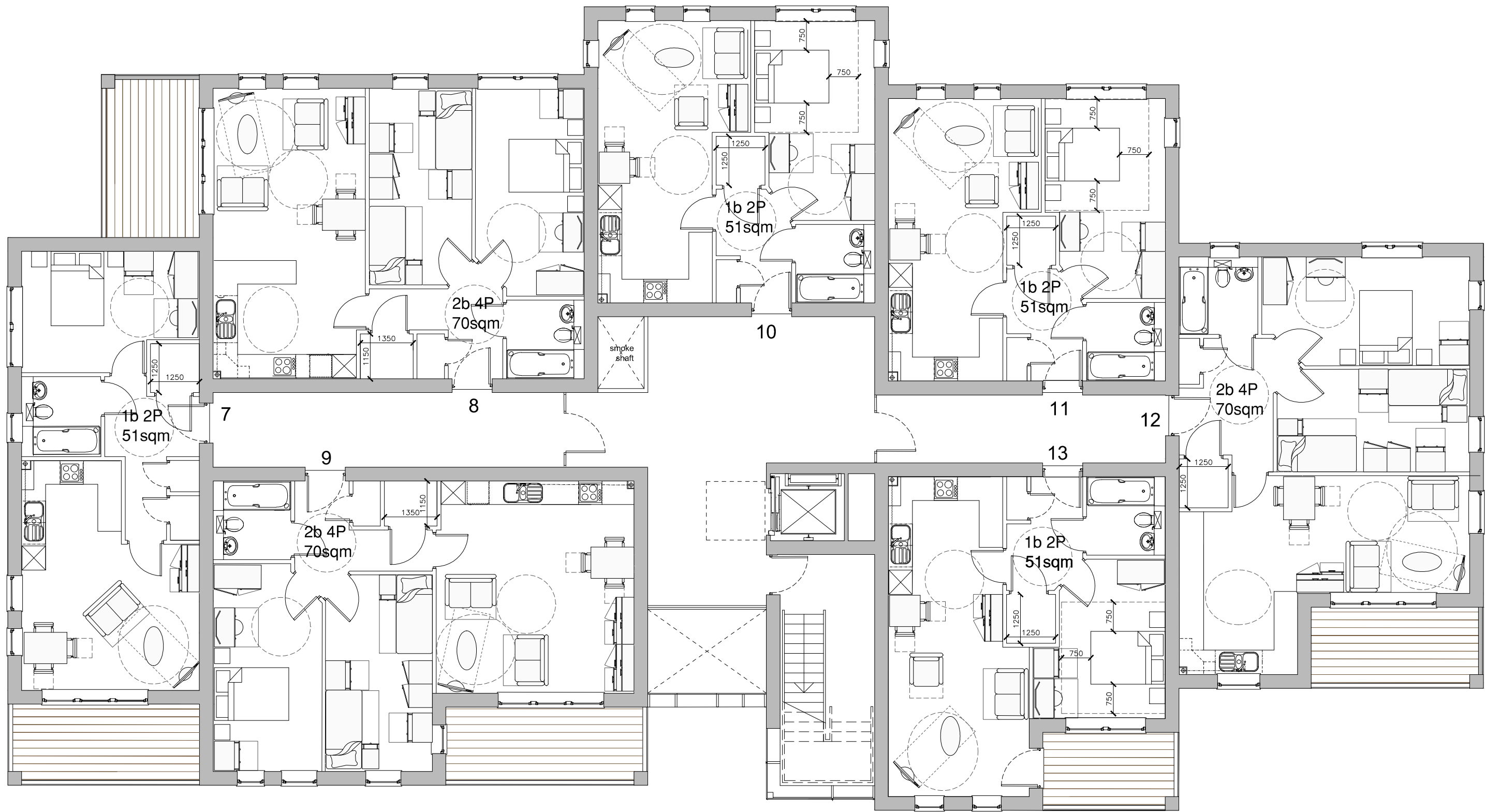
project

Templeman House

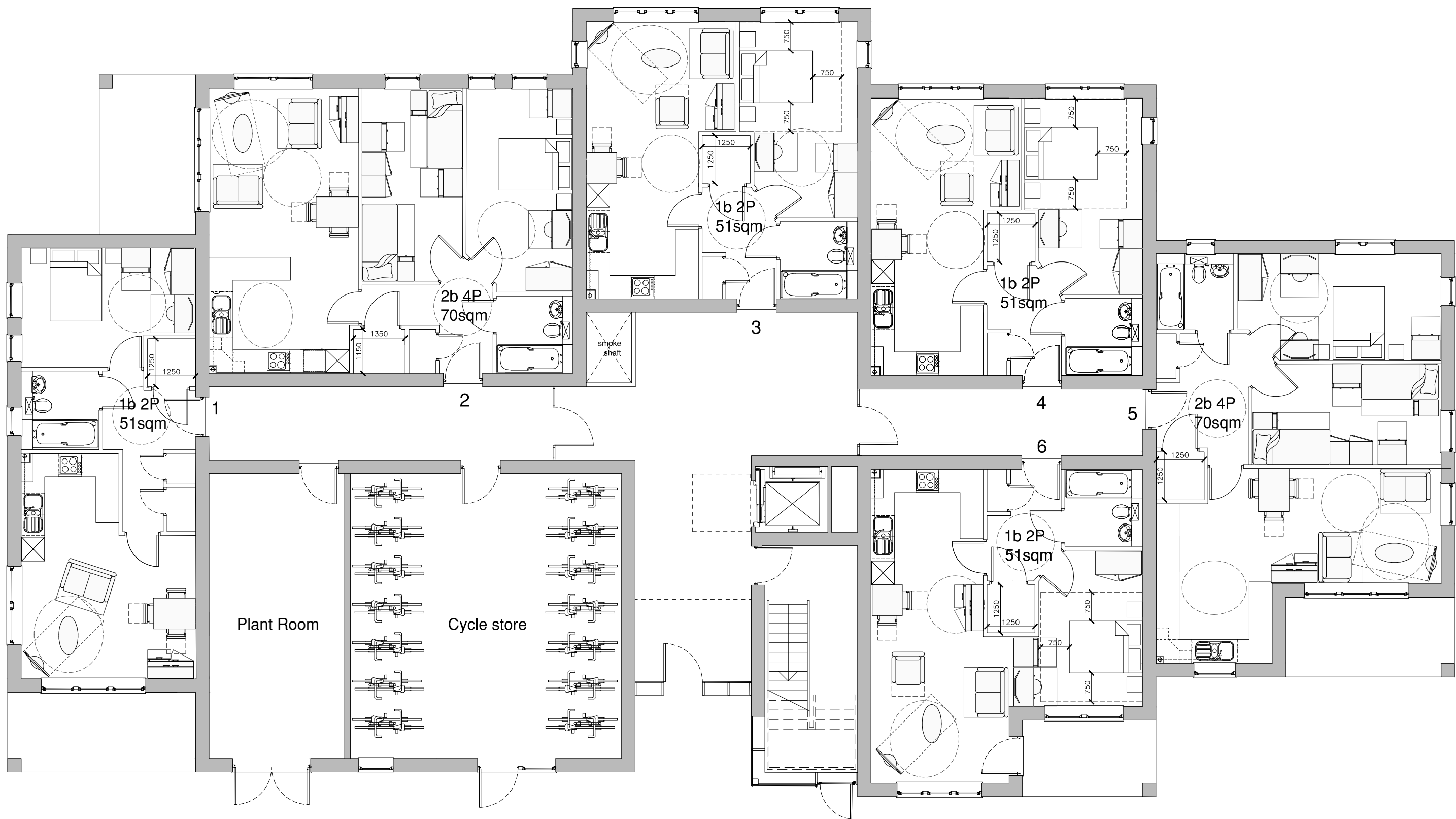
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Site Layout	
Flats	
drawn	checked
PC	HM
date	status
March'19	PLANNING
a1 scale	a3 scale
1:250	1:500

28077-PD102	rev	M
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First Floor Plan



Ground Floor Plan

Schedule of Accommodation:

Ground Floor  
4no. 1B2P Flats 51sqm  
2no. 2B4P Flats 70sqm  
1no. Internal cycle store  
1no. Internal plant room

First Floor  
4no. 1B2P Flats 51sqm  
3no. 2B4P Flats 70sqm

Second Floor  
4no. 1B2P Flats 51sqm  
3no. 2B4P Flats 70sqm

Third Floor  
4no. 1B2P Flats 51sqm  
3no. 2B4P Flats 70sqm

Total Units: 27 dwellings

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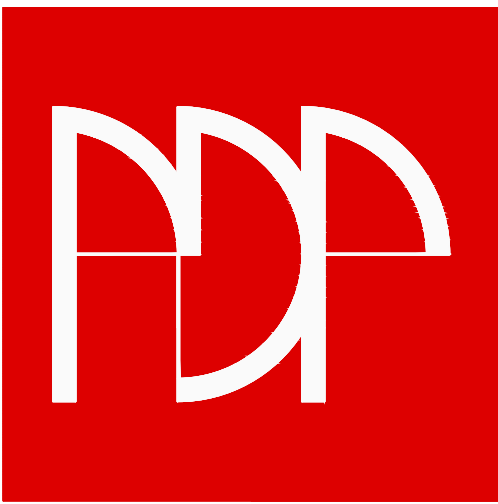
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revision	notes	date	drawn	checked
A	Revised to suit client comments	16-04-19	IR	HM
B	Revised following pre-application comments	14-08-19	HM	
C	Revised following client comments	22-08-19	HM	
D	Various Amendments	06/12/19	PC	HM
E	Removal of overlooking balconies and windows, added privacy screens	12/02/20	ER	
F	Cupboards added	27.02.20	IR	HM

client Bournemouth, Christchurch and Poole Council



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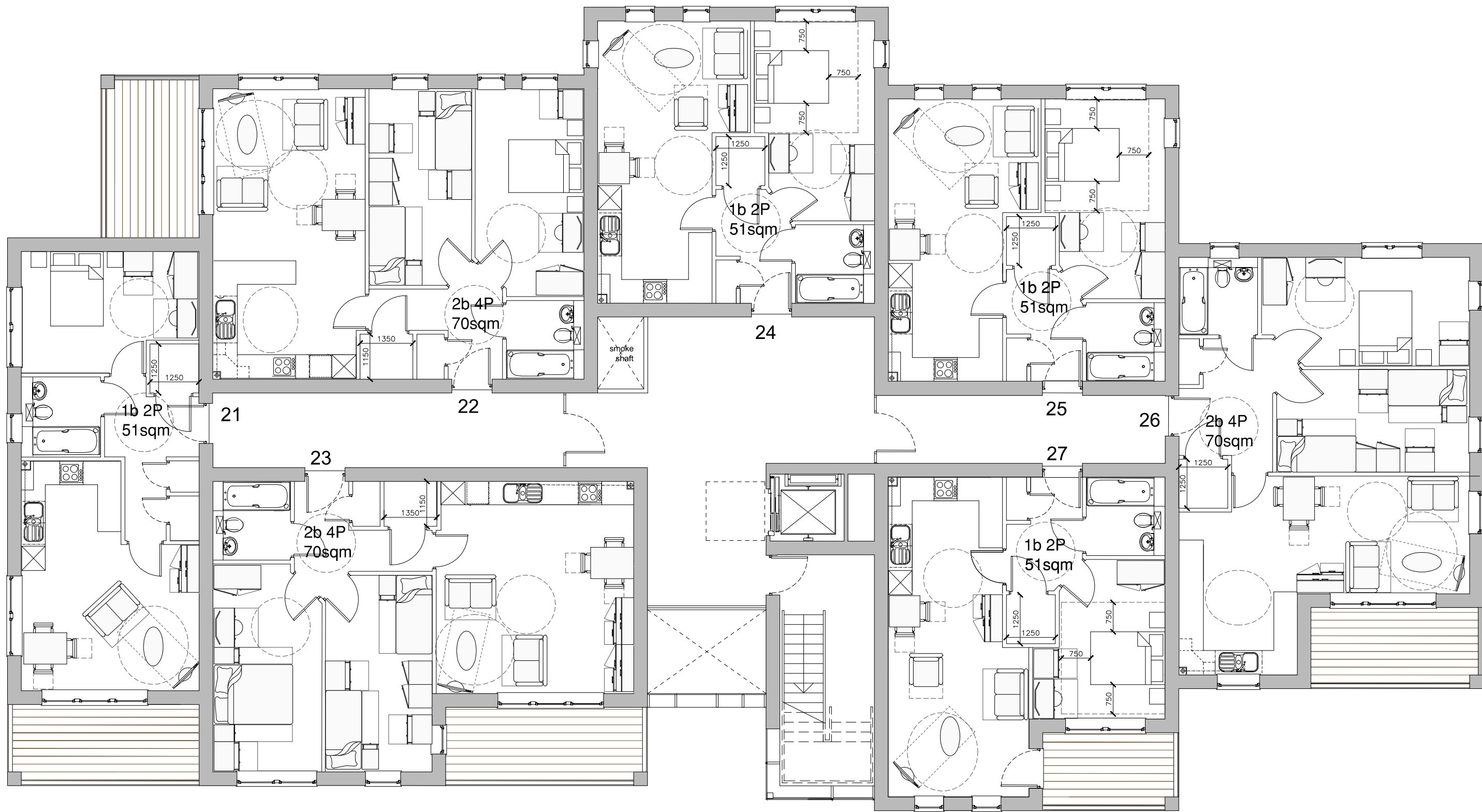
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fax 023 9247 5050  
email pdp@pdp-architects.co.uk

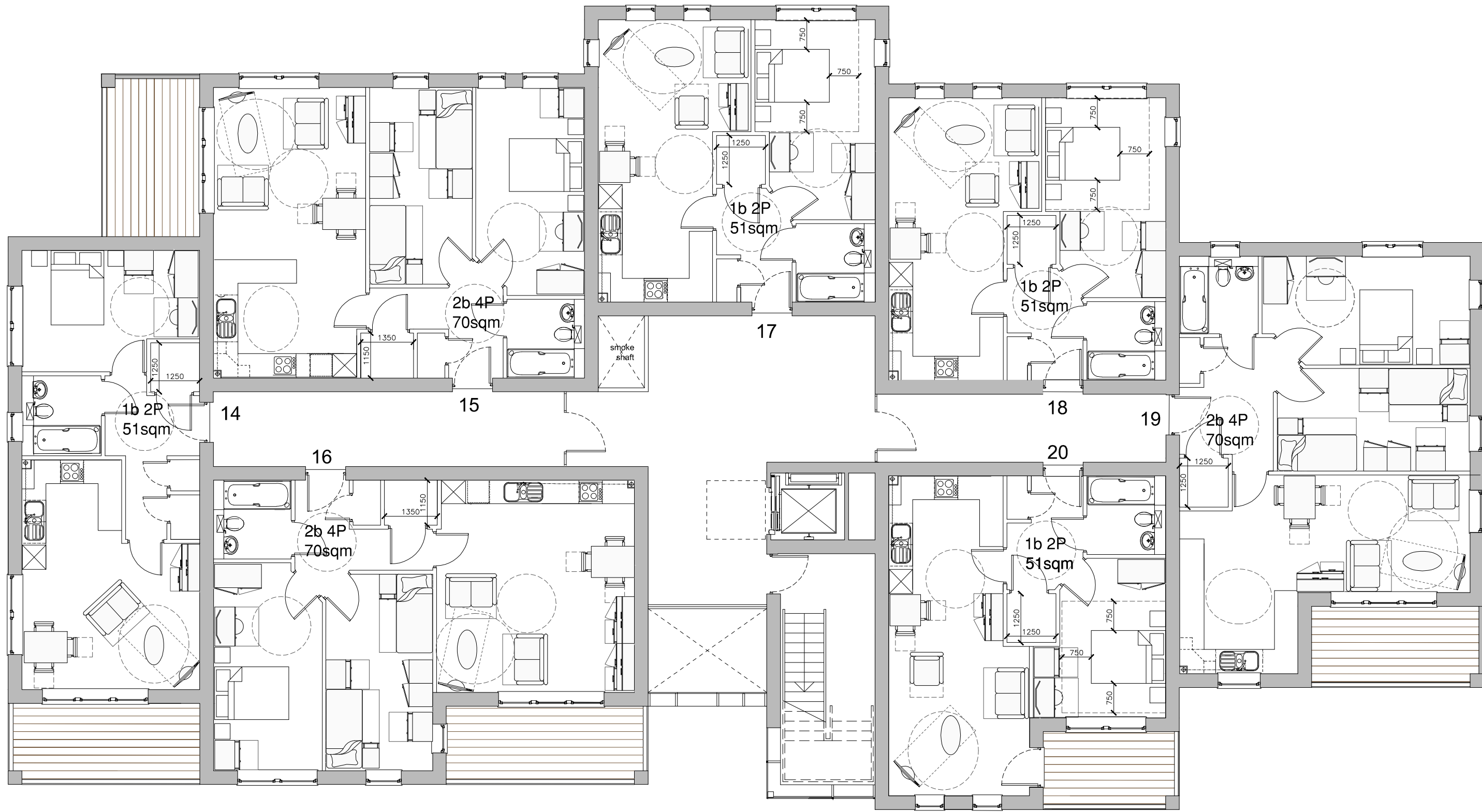
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project Templeman House

detail	Ground Floor Plan & First Floor Plan		
drawn	PC	checked	HM
date	March'19	status	PLANNING
a1 scale	a3 scale	rev	
1:100	1:200	28077-PD103	F



Third Floor Plan



Second Floor Plan

Schedule of Accommodation:

Ground Floor  
4no. 1B2P Flats 51sqm  
2no. 2B4P Flats 70sqm  
1no. Internal cycle store  
1no. Internal plant room

First Floor  
4no. 1B2P Flats 51sqm  
3no. 2B4P Flats 70sqm

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4no. 1B2P Flats 51sqm  
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Third Floor  
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Total Units: 27 dwellings

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os promap licence no. 100020449.

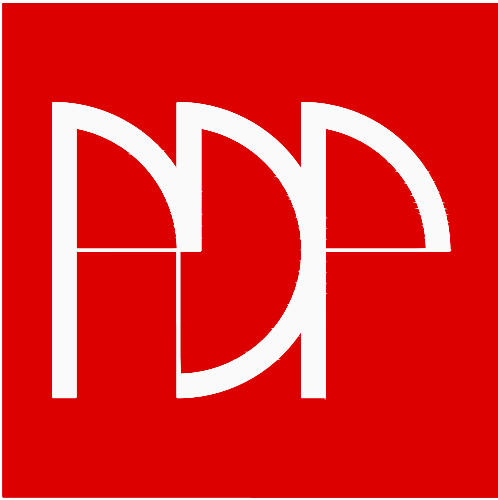
health & safety:  
exceptional risks involving specific methods of construction or exceptional maintenance issues can be found within the designers risk assessment.

scale width 50 mm @ a1 - 25 mm @ a3					
revision	notes	date	drawn	checked	
A	Revised to suit client comments	16-04-19	IR	HM	
B	Revised following pre-application comments	14-08-19	HM		
C	Revised following client comments	22-08-19	HM		
D	Various Amendments	06/12/19	PC	HM	
E	Revised windows. Removed rear balconies Added privacy screens	12/02/20	ER		
F	Cupboards added	27.02.20	IR	HM	

client Bournemouth, Christchurch and Poole Council



PLANNING



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project Templeman House

detail Second Floor Plan Flats

drawn PC checked HM

date March'19 status PLANNING

a1 scale 1:100 a3 scale 1:200 28077-PD104 rev F



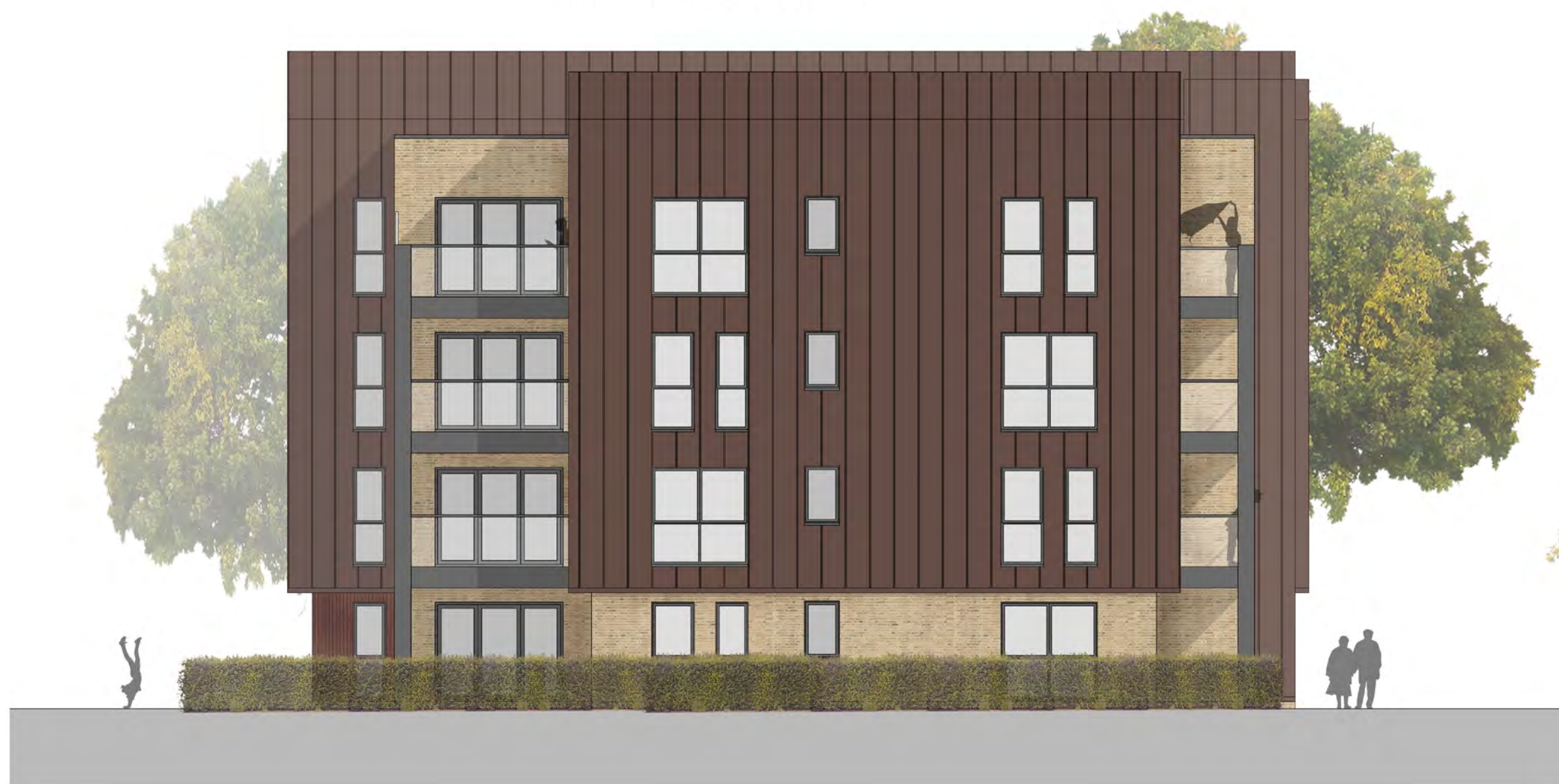


South-West Elevation

Materials Key	
1	Buff Brick
2	Timber Effect Cladding
3	Brown Standing Seam Zinc
4	Grey UPVC
5	Grey Aluminium
6	Frosted Glass (Privacy Screen)
7	Frosted Glass (Window)



North-East Elevation



North-West Elevation



South-East Elevation

notes

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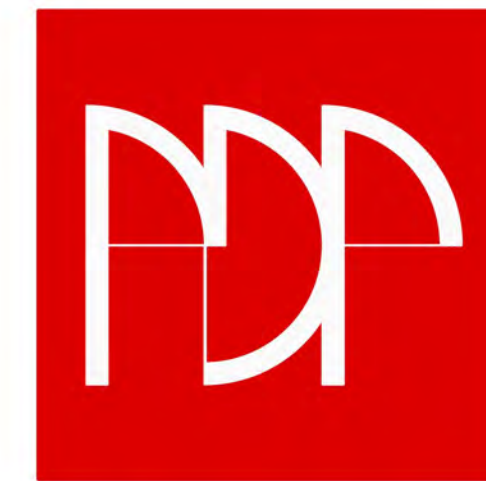
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A	Additional elevations drawn up	17-04-19	IR HM
B	Revised following pre-application comments	13-08-19	HM
C	Revised following client comments	22-08-19	HM
D	Revised to match plans following public consultation comments	12/02/20	ER

client

Bournemouth, Christchurch and Poole Council

BCP Council

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project	Templeman House		
detail	Proposed Elevations		
drawn	PC	checked	HM
date	March'19	status	PLANNING
a1 scale	1:100	a3 scale	1:200
		28077-PD105	rev D



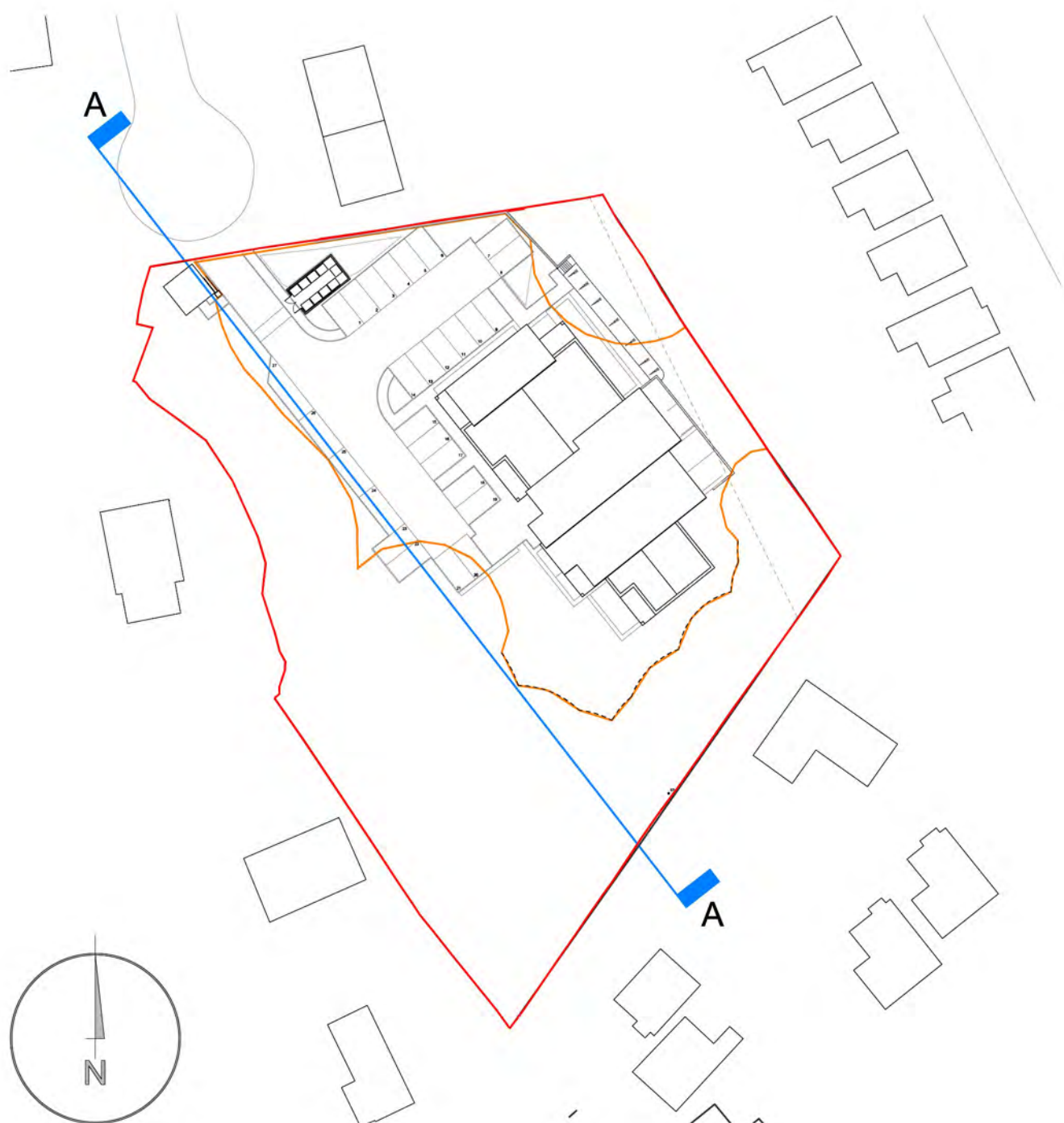


Existing Site Section A - A



Proposed Site Section A - A

South-West Elevation



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scale width 50 mm @ a1 - 25 mm @ a3

revision	notes	date	drawn	checked
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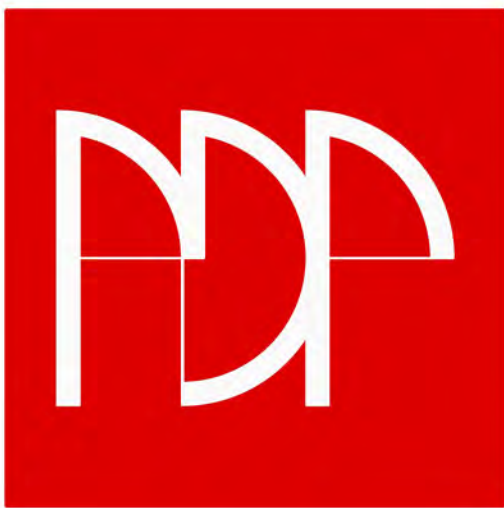
A	Facade amended following public consultation comments	12/02/20	ER	
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client

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project

Templeman House

detail

Existing and Proposed  
Site Sections - Sheet One

drawn	checked
HM	

date	status
Sept 19	Planning

a1 scale	a3 scale	rev
1:50	1:100	28077-PD107 A

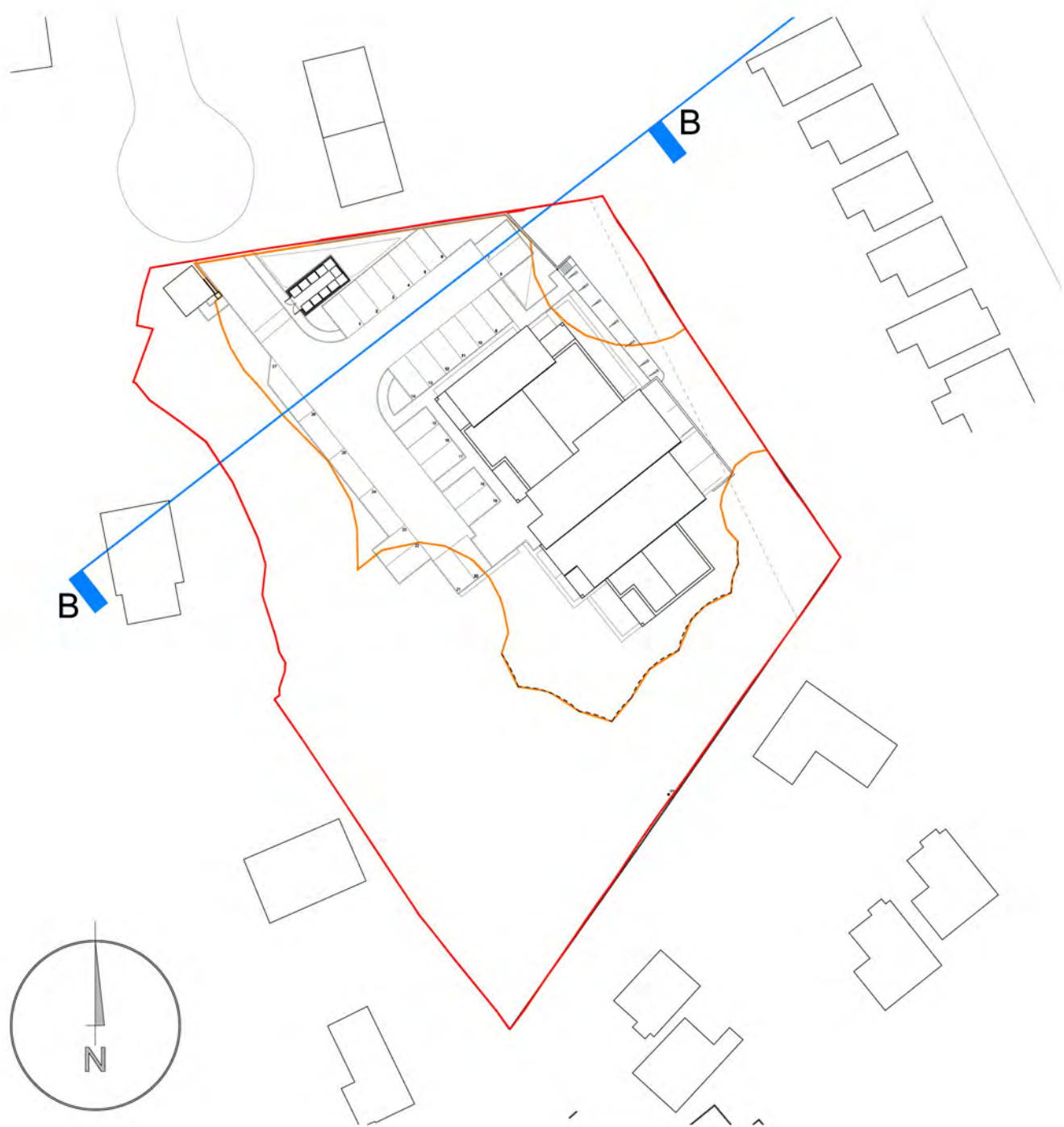




Existing Site Section B - B



Proposed Site Section B - B



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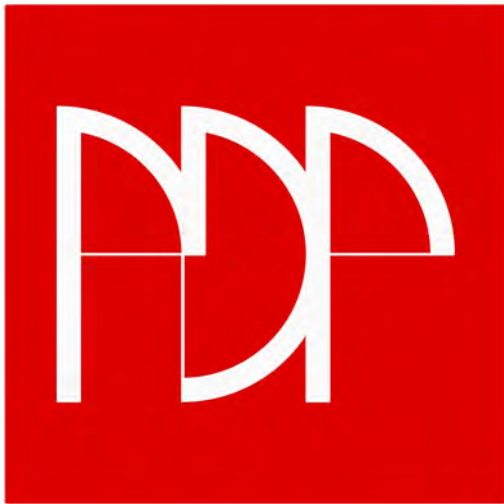
scale width 50 mm @ a1 - 25 mm @ a3

revision	notes	date	drawn	checked
A	Facade amended following public consultation comments	12/02/20	ER	

client Bournemouth, Christchurch and Poole Council



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www.pdp-architects.co.uk

project Templeman House

detail Existing and Proposed  
Site Sections - Sheet Two

drawn	HM	checked	
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date	Sept 19	status	Planning
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a1 scale	1:50	a3 scale	1:100	rev	A
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28077-PD108



# 3D Visuals of Templeman House



Artist's impression of the new Templeman House from the entrance to the site.





Artist's impression of the new Templeman House from the green amenity on the southern part of the site.





## Health & Safety Assessment Tool

### Completed by

Name	Jonathan Thornton
Business Unit	Housing Development
Date	14 August 2019

Please save this document to your computer and complete by entering your responses in the boxes provided. Information about the HASAT is available on BIZ within the Corporate H&S pages. When complete please email to [health.safety@bcpcouncil.gov.uk](mailto:health.safety@bcpcouncil.gov.uk)

1	<u>Name of Project</u>
Templeman House, Leedam Road, Bournemouth, BH10 6HP	

2	<u>Project Number</u>

6	<u>Is this project notifiable under the CDM Regulations 2015</u>
YES	

7	<u>Aspects of the project</u> Please see the HASAT guidance template on the 2nd tab of this document.			
	<u>ITEM</u>	<u>YES</u>	<u>NO</u>	<u>COMMENTS</u>
1	Risk Assessment	YES		The tender will contain a designers risk assessment highlighting any project specific risks to the contractors tendering for the work. A Construction Phase Health and Safety Plan including risk assessments and method statements will be submitted before the commencement of the construction phase.
2	Contractors	YES		Evidence of competence of the Principal Contractor should be provided including any sub contractors.
3	Manual Handling	YES		As part of their CDM duty the Designer will try where practicable to design the project in a manner that reduces the potential of this hazard. Before construction works commence the Principal Contractor will be obliged to submit an examples of manual handling risk assessments.
4	Fire Safety Impacts	YES		As part of their CDM duty the designer will try where practicable to design the project in a manner that reduces the potential of this hazard. Fire service will be a consultee to the planning process. Fire Risk Assessment to be completed at practical completion.

5	Working at Heights	YES	As part of their CDM duty the designer will try where practicable to design the project in a manner that reduces the potential of this hazard. Before construction works commence the the Contractor will be obliged to submit a Construction Phase Health and Safety Plan which will include a risk assessments and method statements to address this hazard.
6	Accident recording	YES	Before construction works commence the the Principal Contractor will subit their arragements for incident reporting.
7	CDM Notification to the HSE	YES	The Principal Contractor will notify the HSE of the project and forward evidence.
8	Requirement of continued monitoring	YES	Before construction works commence the the Contractor will be obliged to submit their arrangements for continued health monitoring.
9	Need for specialist equipment / tools	YES	As part of their CDM duty the designer will try where practicable to design the project in a manner that reduces the potential of this hazard. Please forward a list of any specialist equipment or tools needed for the construction including risk assessments and maintenace records.
10	Exposure to hazardous substances	YES	The Designer will where practicable design the project in a manner that reduces the exposure to substances where practicable. Before construction works commence the Principal Contractor will be obliged to submit examples of COSHH assessments for substances that will be used in the construction.

8 Please provide a list of all persons, who have been consulted regarding H&S for this project  
Employers Agent - Frazer Garner Associates. Architect & Principle Designer - PDP Architects. Principal Contractor - TBC. Building Control - LABC

CORPORATE HEALTH & SAFETY SECTION	
Is a 'Advanced Health & Safety Assessment' required.	
Comments from H&S Advisor	
No comments required	
<b><u>SIGN OFF BY CORPORATE HEALTH &amp; SAFETY</u></b>	
ASSESSED BY ADVISOR	
DATE	



## Environment Impact Checklist for all Cabinet Reports

Issue: **Templeman House, Leedham Road, Residential Redevelopment**  
 Meeting Date: **21<sup>st</sup> August 2019, revised 28<sup>th</sup> February 2020.**  
 Accountable Manager: **Lorraine Mealings, Director Housing**  
 Impact Assessor: **Jonathan Thornton ☎ 01202 458347 ✉ jonathan.thornton@bcpconcil.gov.uk**

Key	
+	Balance of positive Impacts
?	Balanced or unclear impacts
-	Balance of negative impacts
n/a	Not applicable

Impact Criteria	Impact	Comments
<b>Natural resources</b> impact on use of natural resources - for example energy, water, raw materials	?	The redevelopment of this site and buildings will have a negative effect on the use of natural resources. However, as part of the demolition process, the masonry and concrete will be crushed on site and be re-used as a haul road across the site to provide access and or piling mat.
<b>Quality of environment</b> contribution to safe and supportive environments for living, recreation and working	+	<p>A new, high quality building on this site could make a positive contribution to the quality of the environment. The development of new homes on the site will improve natural surveillance of the area, contributing to a safer environment.</p> <p>A great number of trees are retained in the current scheme proposals, including a buffer of trees/landscaped areas between the proposed buildings and the existing retained homes around the site to provide a great environment. Outside space is limited in the proposed development, balconies are provided where possible; ground floor flats will have direct access to open space and private patios. The site is well located and walkable to local shops and facilities at Gillam Road and Hill View Road, with a regular bus service to Kinson and Central Bournemouth and Poole.</p>

<p><b>Bio-diversity</b> protects and improves wildlife and habitats</p>	<p>?</p>	<p>The site is currently vacant, following the previous leaseholder surrendering the lease. To ensure safety of wildlife, Ecology surveys, bat surveys and tree surveys have been undertaken to guide the design of the proposed buildings to avoid removal of trees wherever possible.</p>
<p><b>Waste and pollution</b> effects on air, land and water from waste and emissions</p>	<p>-</p>	<p>This redevelopment will result in intensified use of the site (from 41 bedrooms to 27 apartments for up to 74 persons), resulting in additional waste and emissions. However, the new buildings will be built to high energy efficiency standards of Passiv Haus. A Ground source heat pump based heating system is proposed to reduce energy usage.</p>
<p><b>Council Priority and Objectives for Improving our Environment:</b></p> <ul style="list-style-type: none"> <li>• Reduce traffic congestion</li> <li>• Improve streetscene</li> <li>• Improve recycling &amp; energy management</li> <li>• Respond to climate change</li> <li>• Improve quality of existing space</li> </ul>	<p>?</p>	<p>There will be a greater number of vehicular movements to and from the site compared to its previous use due to the increased densification. There will also be cycle storage in the ground floor areas, as well as cycle hoops adjacent to the blocks main entrances. The Street scene will be greatly improved by the redevelopment of a derelict site. As mentioned above, existing building materials have been recycled where possible. In-use of the proposed development will include space for recycling as well as waste. The roof will be used to host Photovoltaic panels to generate electricity for the heating system and communal lighting.</p>

# Project Plan



RAG rating	G
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[illegible]