Appendix 1 - Financial Summary for

Hawkwood Road community centre and W H Smith demolition

Community centre, W H Smith demolition, pedestrian boulevard	
	£000s
Scheme Costs	£ -
Works	3,663
Fees	84
Interest (during Build Phase)	
Other costs (Contingency at 10%)	367
Total Scheme Cost	4,114
Scheme Funding	
Towns Fund Grant	(4,114)
Total Scheme Funding (as Cabinet and Council Approved)	(4,114)
Net Cost shown as Shortfall if +'ve	0

Appendix 2 - Longterm cashflow for Hawkwood Road community centre and W H Smith demolition

Key Data	Target Cost	Borrowing Term	Loan Interest	Inflation	*Annual Borrowing Costs*	*Annual Operational Costs (Year 1)*	*Annual Income Requirement*	*Expected income (Year 1)*	*Variance*
	£	Years	%	%	£	£	£	£	£
PWLB borrowing element	-	50	5.50%	2.00%	-	-	-	-	-

10 year detailed summary		Year -3	Year -2	Year -1	Construction Phase Total	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11-20	Year 21-30	Year 31-40	Year 41-50
Construction Phase cost		0	0	0	0														
Other income (B+B savings)																	0	0	0
Gross Residential Rent	2%				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Service charge						0	0	0	0	0	0	0	0	0	0	0	0	0	0
Voids	2% of Gross residential rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Gross Rent after allowance for Voids					0	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
RSL Management	2.0% CPI				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Maintenance	2.0% CPI				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Major Repairs	2.0% CPI				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Service cost	2.0% CPI					0	0	0	0	0	0	0	0	0	0	0	0	0	0
Annual operational spend					0	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Net Income before debt repayment					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Repayment of Borrowing (interest)		0				0	0	0	0	0	0	0	0	0	0	0	0	0	0
Repayment of Borrowing (principal)		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
(Surplus) / Deficit		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Cumulative (Surplus) / Deficit		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Asset valuation (inflation method)						1,570,000	1,601,400	1,633,428	1,666,097	1,699,418	1,733,407	1,768,075	1,803,436	1,839,505	1,876,295	2,287,194	2,575,751	2,843,838	3,139,827

Appendix 3 - Appraisal Assumptions for Hawkwood Road community centre and W H Smith demolition

Accommodation Schedule

	Unit type
Community centre, demolition of WH Smith, pedestrian boulevard	
TOTAL	0

Service Charges	Nil
Build costs (rate £m2)	£5,019
Contingency	10%
Voids and bad debts	0%
Management	N/A
Maintenance	N/A
Major Repairs	N/A
Loan interest rate %	N/A
Loan term and type	N/A

On costs/Fees element	**Amount**	
Planning Application fees	£	462.00
Valuation Fee	£	43.00
Architect	£	3,862.00
Employers Agent & QS	£	1,179.00
Ecology	£	138.00
Ground Investigation	£	248.00
Topographical Survey	£	30.00
Arborcultural Survey	£	13.00
CIL and s106 payments	£	5,000.00
HLS Staff cost (Dev income)	£	1,000.00
Parking surveys	£	58.00
UXO report	£	12.00
Traffic impact assessment	£	24.00
Visualisation of masterplan	£	9.00
Building survey. 625 Christchurch Road	£	2,750.00
Analysis report	£	15.00
Business support for community centre	£	1,120.00
Transport info and design costs	£	123.00
Legals	£	555.00
Property report	£	21.00
WH Smith legal costs	£	45,000.00
Drainage fee	£	74.00
Flood risk assessment	£	85.00
Carbon reduction report	£	62.00
Principle Designer (PreContract)	£	59.00
Principal Designer (Construction)	£	123.00
Letting fee	£	22,000.00
Total	**£**	**84,065.00**

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

Proposal Title: Hawkwood Road Boscombe

Impact Summary

Climate Change & Energy	Green - Only positive impacts identified	
Communities & Culture	Green - Only positive impacts identified	
Waste & Resource Use	Green - Only positive impacts identified	
Economy	Green - Only positive impacts identified	
Health & Wellbeing	Green - Only positive impacts identified	
Learning & Skills	Green - Only positive impacts identified	
Natural Environment	Green - Only positive impacts identified	
Sustainable Procurement	Green - Only positive impacts identified	
Transport & Accessibility	Green - Only positive impacts identified	

Answers provided indicate that the score for the carbon footprint of the proposal is: **1.5**

Answers provided indicate that the carbon footprint of the proposal is:	**Low**	

Proposal ID: **626**

Proposal Title: **Hawkwood Road Boscombe**

Type of Proposal: **Project**

Brief description:

Redevelopment of the Hawkwood Road car park with 68 flats, a docors surgery, community centre, pocket park and parking.

Proposer's Name: **Peter Friend**

Proposer's Directorate: **Environment & Community**

Proposer's Service Unit: **Housing**

Estimated cost (£): **Above PCR15 threshold**

If known, the cost amount (£): **£30,000,000 estimate.**

Ward(s) Affected (if applicable):

Boscombe West

Sustainable Development Goals (SDGs) supported by the proposal:

3. Good Health and Well Being 7. Affordable and Clean Energy 11. Sustainable Cities and Communities

Climate Change & Energy

Is the proposal likely to have any impacts (positive or negative) on addressing the causes and effects of climate change? **Yes**

If the answer was No, then the explanation is below (in this case there are no answers to subsequent questions in this section):

1) Has the proposal accounted for the potential impacts of climate change, e.g. flooding, storms or heatwaves? **Yes**

2) Does it assist reducing CO2 and other Green House Gas (GHG) emissions? E.g. reduction in energy or transport use, or waste produced. **Yes**

3) Will it increase energy efficiency (e.g. increased efficiency standards / better design / improved construction technologies / choice of materials) and/or reduce energy consumption? **Yes**

4) Will it increase the amount of energy obtained from renewable and low carbon sources? **Yes**

How was the overall impact of the proposal on its ability to positively address the cause and effects of climate change rated?

Green - Only positive impacts identified

The reasoning for the answer (details of impacts including evidence and knowledge gaps):

The scheme has been designed to meet Passivhaus design standards and will also make use of solar PV to offset the power usage.

Details of proposed mitigation/remedial action and monitoring (inc. timescales, responsible officers, related business plans etc):

Communities & Culture

Is the proposal likely to impact (positively or negatively) on the development of safe, vibrant, inclusive and engaged communities? **Yes**

If the answer was No, then the explanation is below (there are no answers to subsequent questions in this section):

1) Will it help maintain and expand vibrant voluntary and community organisations? **Yes**

2) Will it promote a safe community environment? **Yes**

3) Will it promote and develop cultural activities? **Yes**

How would the overall impact of the proposal on the development of safe, vibrant, inclusive and engaged communities be rated?

Green - Only positive impacts identified

Reasoning for the answer (details of impacts including evidence and knowledge gaps):

The scheme includes a new community centre, park and doctors surgery. The community centre will be used for various activities for the whole of the Boscombe community, the park will be a safe, open, green space forthe community to use. The doctors surgery will provide local medical care facilities for the wider commuity.

Details of proposed mitigation/remedial action and monitoring (inc. timescales, responsible officers, related business plans etc):

Proposal Title: Hawkwood Road Boscombe

Waste & Resource Use

Is the proposal likely to have any impacts (positive or negative) on waste resource use or production and consumption? **Yes**

If the answer was No, then the explanation is below (there are no answers to subsequent questions in this section):

1) Will it prevent waste or promote the reduction, re-use, recycling or recovery of materials? **Yes**

2) Will it use sustainable production methods or reduce the need for resources? **Yes**

3) Will it manage the extraction and use of raw materials in ways that minimise depletion and cause no serious environmental damage? **Partially**

4) Will it help to reduce the amount of water abstracted and / or used? **Partially**

How would the overall impact of the proposal on the sustainable production and consumption of natural resources be rated?

Green - Only positive impacts identified

The reasoning for the answer (details of impacts including evidence and knowledge gaps):

Contractors will be encouraged to use sustainable construction methods and to rovide evidence of sustainable supply chains. Eg onl;y using timber from sustainable sources.

Details of proposed mitigation/remedial action and monitoring (inc. timescales, responsible officers, related business plans etc):

Proposal Title: Hawkwood Road Boscombe

Economy

Is the proposal likely to impact (positively or negatively) on the area's ability to support, maintain and grow a sustainable, diverse and thriving economy? **Yes**

If the answer was No, then the explanation is below (there are no answers to subsequent questions in this section):

1) Will the proposal encourage local business creation and / or growth?
   Yes

2) Will the proposal enable local jobs to be created or retained?
   Yes

3) Will the proposal promote sustainable business practices?
   Don't know even though may be relevant

=How would the overall impact of the proposal on it's potential to support and maintain a sustainable, diverse and thriving economy be rated?

Green - Only positive impacts identified

The reasoning for the answer (details of impacts including evidence and knowledge gaps):

The proposal proides new affrodable housing wher the residents will be able to walk to the local ton centre to support the retail and hospitality businesses. We are also providing four kioks to be made available for pop up businesses in the new link between the town centre and the new development.

Details of proposed mitigation/remedial action and monitoring (inc. timescales, responsible officers, related business plans etc):

Proposal Title: Hawkwood Road Boscombe

Health & Wellbeing

Is the proposal likely to impact (positively or negatively) on the creation of a inclusive and healthy social and physical environmental for all? **Yes**

If the answer was No, then the explanation is below (there are no answers to subsequent questions in this section):

1) Will the proposal contribute to improving the health and wellbeing of residents or staff?
   Yes

2) Will the proposal contribute to reducing inequalities?
   Yes

3) Will the proposal contribute to a healthier and more sustainable physical environment for residents or staff?
   Yes

How would the overall impact of the proposal on the creation of a fair and healthy social and physical environmental for all be rated?

Green - Only positive impacts identified

The reasoning for the answer (details of impacts including evidence and knowledge gaps):

The new homes are designed to meet Passivhaus standards reducing the heating requirements and energy costs. The design allows for a continuous exchange of fresh air into the buildings which creates a healthier environment. The community centre has been designed to meet the same standards. The inclusion of a new park will provide a quiet green space for both new and existing residents to use. The new doctors surgery will provide good a local healthcare facility for theBoscombe residents.

Details of proposed mitigation/remedial action and monitoring (inc. timescales, responsible officers, related business plans etc):

Learning & Skills

Is the proposal likely to impact (positively or negatively) on a culture of ongoing engagement and excellence in learning and skills? **Yes**

If the answer was No, then the explanation is below (there are no answers to subsequent questions in this section):

1) Will it provide and/or improve opportunities for formal learning?
   Yes

2) Will it provide and/or improve community learning and development?
   Yes

3) Will it provide and/or improve opportunities for apprenticeships and other skill based learning?
   Yes

How would the overall impact of the proposal on the encouragement of learning and skills be rated?

Green - Only positive impacts identified 

The reasoning for the answer (details of impacts including evidence and knowledge gaps):

The community centre can be used for groups providing educartional activities for al ages, both formal and informal. There will be a small pavillion/shed in the new park where practical activities such as cycle repair classes have been proposed. During the construction phase the building contractor will be encouraged to used local trades and to employ apprentices.

Details of proposed mitigation/remedial action and monitoring (inc. timescales, responsible officers, related business plans etc):

Natural Environment

Is the proposal likely to impact (positively or negatively) on the protection or enhancement of local biodiversity or the access to and quality of natural environments?
Yes

If the answer was No, then the explanation is below (there are no answers to subsequent questions in this section):

1) Will it help protect and improve biodiversity i.e. habitats or species (including designated and non-designated)? **Yes**

2) Will it improve access to and connectivity of local green spaces whilst protecting and enhancing them? **Yes**

3) Will it help protect and enhance the landscape quality and character?
Yes

4) Will it help to protect and enhance the quality of the area's air, water and land?
Yes

How would the overall impact of your proposal on the protection and enhancement of natural environments be rated?

Green - Only positive impacts identified

The reasoning for the answer (details of impacts including evidence and knowledge gaps):

This is a development of an existing tarmac area car park. There will be minimal tree loss as most trees around the perimeter are being retained. The development includes the creation of a new park which will include grassed areas, shrubs and trees. We will be including measures to increase the BNG as hmuch as possible and have engaged a firm of consultants, WSP, to advise us of the necessary measures we need to take. The hardstanding area is going to be reduced from its current level by the creating of the new park and the other green planted areas around the development. Surface water runoff will be managed by soakaways and togetehr with the planted areas and park, this should reduce the overal runoff comparde to the site's current use.

Details of proposed mitigation/remedial action and monitoring (inc. timescales, responsible officers, related business plans etc):

Sustainable Procurement

Does your proposal involve the procurement of goods, services or works? **Yes**

If the answer was No, then the explanation is below (there are no answers to subsequent questions in this section):

Has or is it intended that the Strategic Procurement team be consulted?
Yes – already underway

If the Strategic Procurement team was not consulted, then the explanation for this is:

1) Do the Government Buying Standards (GBS) apply to goods and/or services that are planned to be bought?
   Don't know even though may be relevant

2) Has sustainable resource use (e.g. energy & water consumption, waste streams, minerals use) been considered for whole life-cycle of the product/service/work?
   Yes

3) Has the issue of carbon reduction (e.g. energy sources, transport issues) and adaptation (e.g. resilience against extreme weather events) been considered in the supply chain?
   Yes

4) Is the product/service fairly traded i.e. ensures good working conditions, social benefits e.g. Fairtrade or similar standards?
   Yes

5) Has the lotting strategy been optimised to improve prospects for local suppliers and SMEs?
   Don't know even though may be relevant

6) If aspects of the requirement are unsustainable then is continued improvement factored into your contract with KPIs, and will this be monitored?
   Don't know even though may be relevant

How is the overall impact of your proposal on procurement which supports sustainable resource use, environmental protection and progressive labour standards been rated?

Green - Only positive impacts identified

The reasoning for the answer (details of impacts including evidence and knowledge gaps):

The winning contrcator will be encouraged to procure services and materials from sustainable sources. All waste materials will be seperated and disposal records will

be ket. Water and power usage will be monitored by the building contractor during the construction phase. use of local suppliers will be encouraghed where practical.

Details of proposed mitigation/remedial action and monitoring (inc. timescales, responsible officers, related business plans etc):

Proposal Title: Hawkwood Road Boscombe

Transport & Accessibility

Is the proposal likely to have any impacts (positive or negative) on the provision of sustainable, accessible, affordable and safe transport services - improving links to jobs, schools, health and other services? **Yes**

If the answer was No, then the explanation is below (there are no answers to subsequent questions in this section):

1) Will it support and encourage the provision of sustainable and accessible modes of transport (including walking, cycling, bus, trains and low emission vehicles)? **Yes**

2) Will it reduce the distances needed to travel to access work, leisure and other services? **Partially**

3) Will it encourage affordable and safe transport options? **Yes**

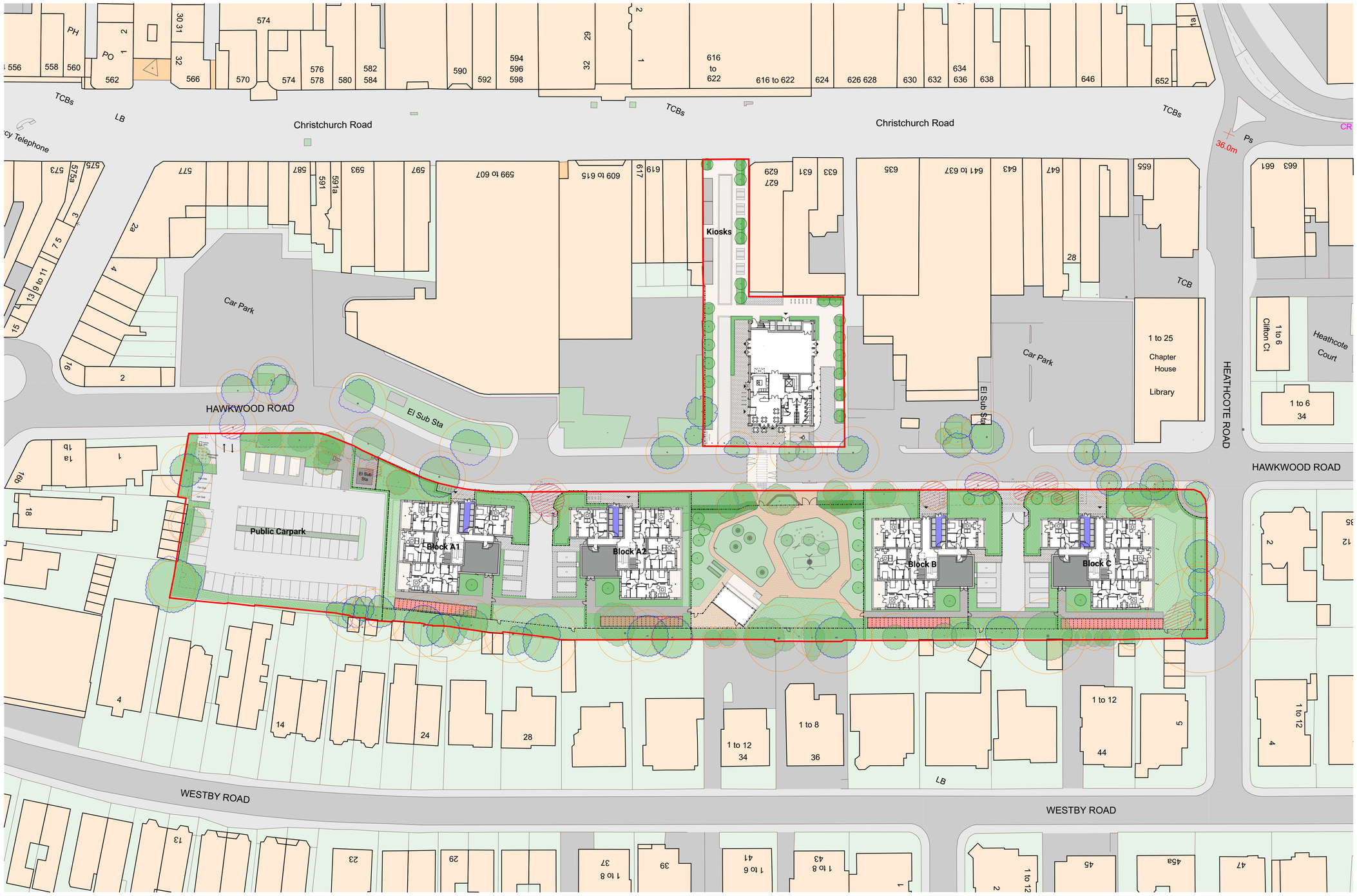
How would the overall impact of your proposal on the provision of sustainable, accessible, affordable and safe transport services be rated?

Green - Only positive impacts identified

The reasoning for the answer (details of impacts including evidence and knowledge gaps):

As part of this development there will be a new pedestrian link to the town center. There is a large amount of cycle storage included in the proposals and parking spaces are at a minimum in line with the BCP parking standards SPD. Bus stops along Hawkwood Road are being retained and the intention is to include car club parking spaces in the retained area of car parking. This development will also benefit from the wider towns fund sustainable transport infrastructure improvements in and around Boscombe.

Details of proposed mitigation and monitoring (inc. timescales, responsible officers, related business plans etc):



02 Site Plan Proposed GF
Scale 1:500

Notes

KEY

- Bin Storage
- Bike Storage
- Plant Space
- Cat B Tree
- Cat C Tree
- New Tree
- Tree to be removed
- Root Protection Area
- Primary Access
- 2m Canopy Offset

Rev	Date	Description	DB/CB
G	16/07/2024	General Amendments	OL/PB
F	05/07/2024	Block A1/A2 Implementation	OL/PB
E	10/04/2024	Amended Bike Storages and pathway adjacent to Block A, Additional community centre bike rack	OL/PB

0 10 20 30 40 50m

project
Boscombe Phase 1
Hawkwood Road
Boscombe
BH1 4AS

status
Planning

drawing title
Proposed Site Plan

drawn	checked	date	scale
RE	PB	07 2024	1:500

Drawing Code

Project	Originator	Vol	Lev	Type	Role	Number	Rev
P1101	SNUG	XX	00	DR	A	1555	G

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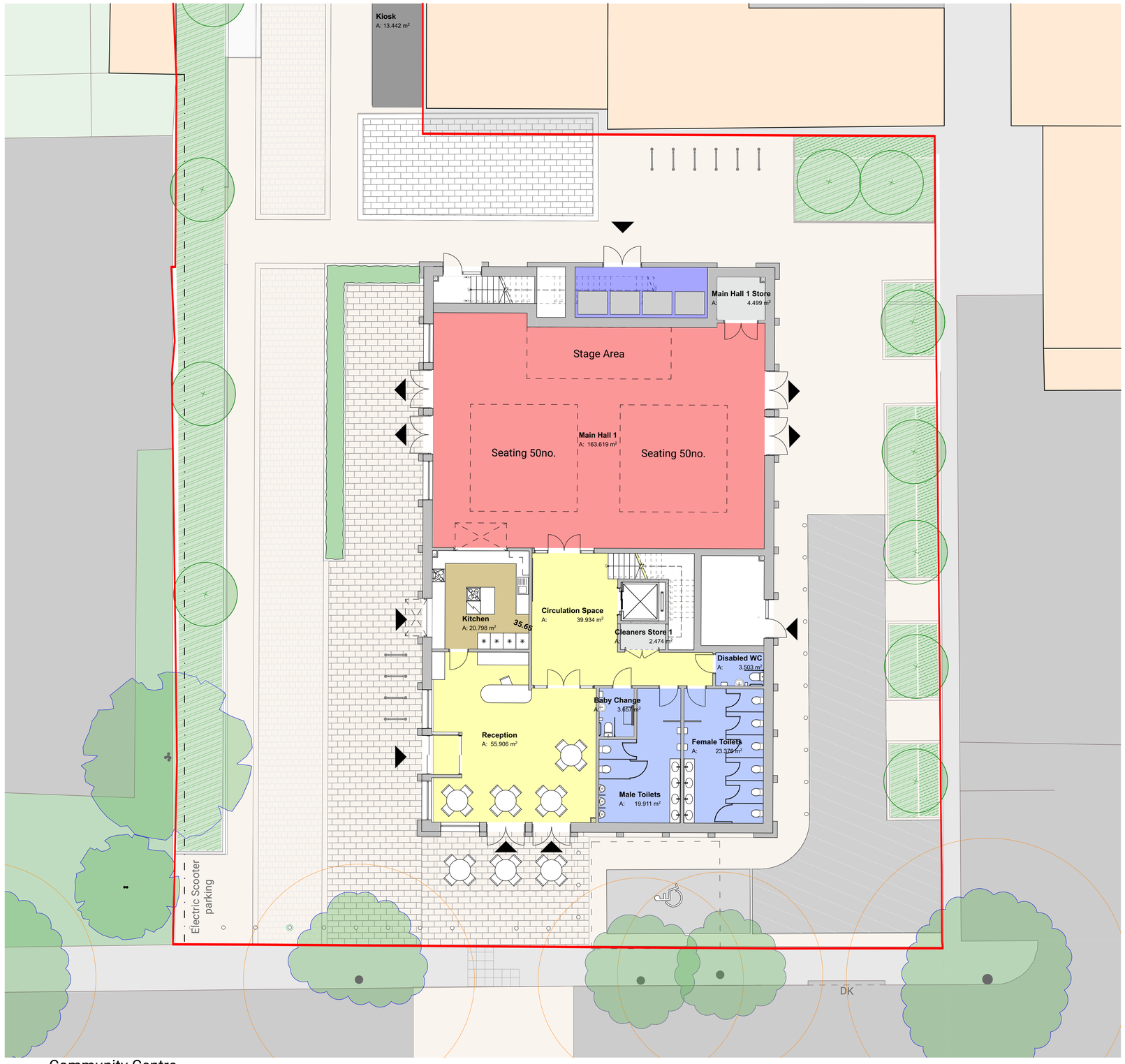

01 Community Centre Ground Floor Plan
Scale 1:100

Do not scale from this drawing for construction purposes.

All dimensions must be checked by the contractor before commencing work on site.

Unless otherwise noted, boundaries have not been surveyed. The recipient of this drawing should satisfy themselves of their precise location before commencing work on site.

Any discrepancies are to be brought to the attention of Snug Architects Ltd.

If in doubt, ask.

Notes

- 1 Bed Apartment
- 2 Bed Apartment
- 3 Bed Apartment
- Circulation
- Public Realm
- Community Center Hall
- Doctors Surgery
- Admin Space
- Toilets
- Bin/Bike Storage
- Balcony
- Plant
- Green Space
- Cat B Tree
- Cat C Tree
- New Tree
- Tree to be removed
- Root Protection Area
- Footpath Extended to allow 2m Width
- Active Frontage
- Primary Access

Rev	Date	Description	DB/CB
B	10/04/2024	Additional community centre bike rack	OL/PB
A	19/02/2024	Amended Planning Application	
/	21/09/2023		

0 2 4 6 8 10m

project
Boscombe Phase 1
Hawkwood Road
Boscombe
BH1 4AS

status
Planning

drawing title
Community Centre Ground Floor Plan

drawn	checked	date	scale
RE	RV	04 2024	1:100

Drawing Code

Project	Originator	Vol	Lev	Type	Role	Number	Rev
P1101	SNUG	XX	00	DR	A	1660	B

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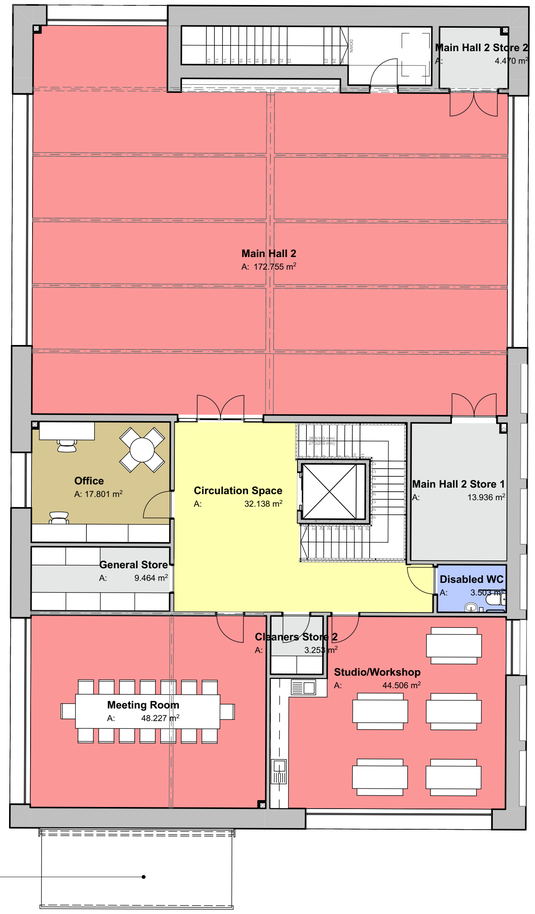
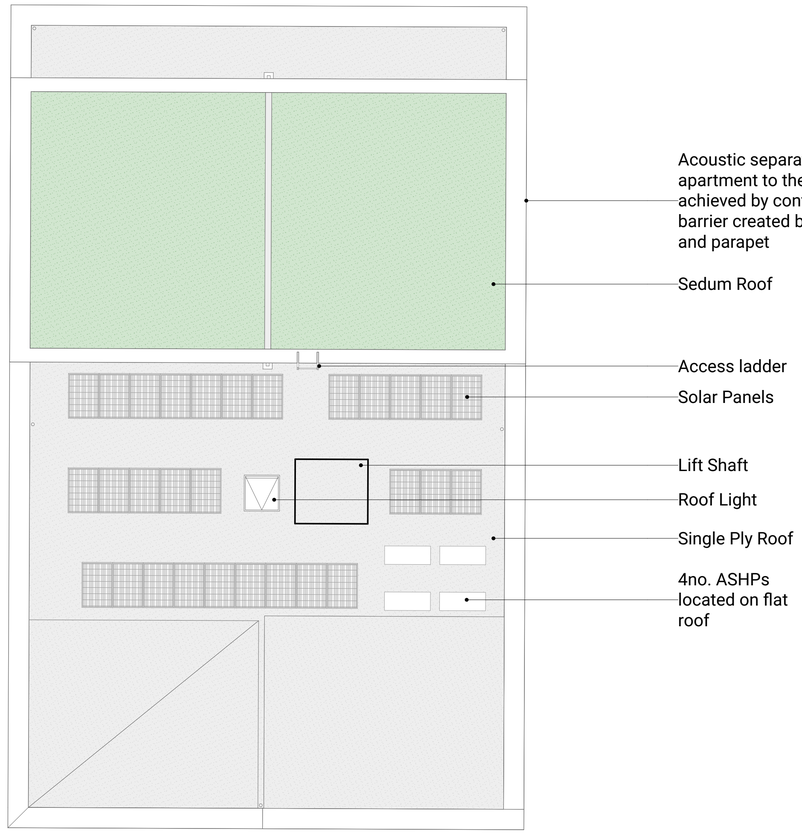
Notes



01 Community Centre First Floor Plan
Scale 1:100



02 Community Centre Roof Plan
Scale 1:100

Rev	Date	Description
A	19/02/2024	Amended Planning Application
/	21/09/2023	

0 2 4 6 8 10m

project
Boscombe Phase 1
Hawkwood Road
Boscombe
BH1 4AS

status
Planning

drawing title
Community Centre First Floor & Roof Plan

drawn	checked	date	scale
MF	RV	02 2024	1:100

Drawing Code

Project	Originator	Vol	Lev	Type	Role	Number	Rev
P1101	SNUG	XX	01	DR	A	1661	A

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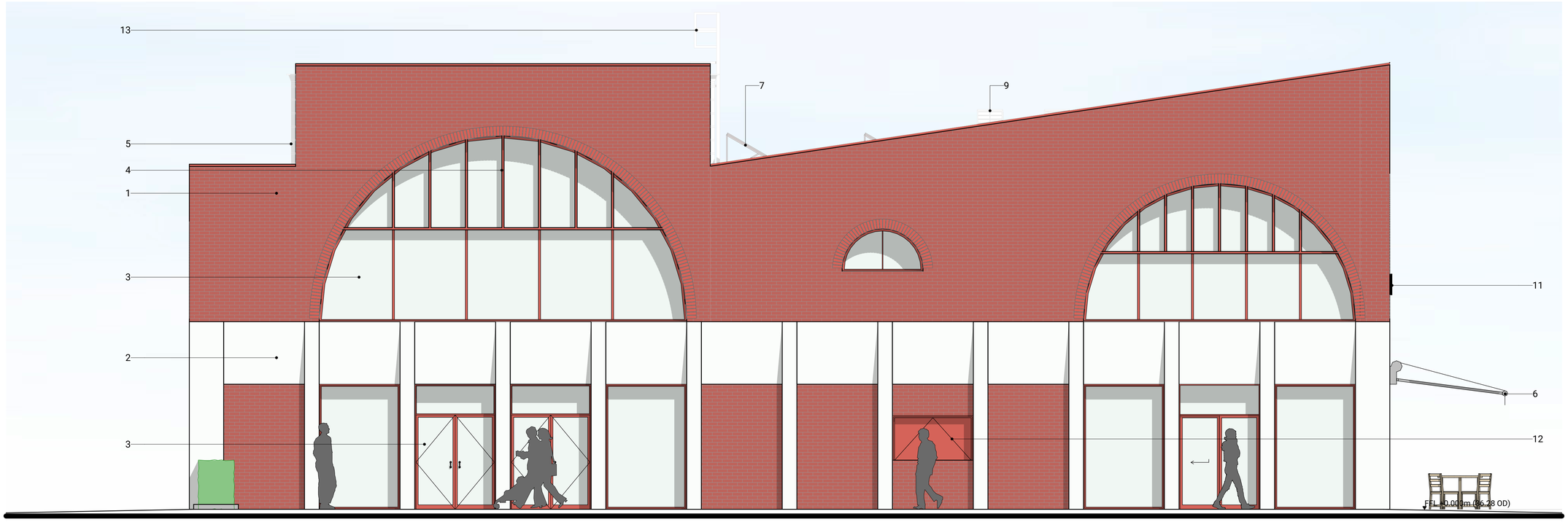
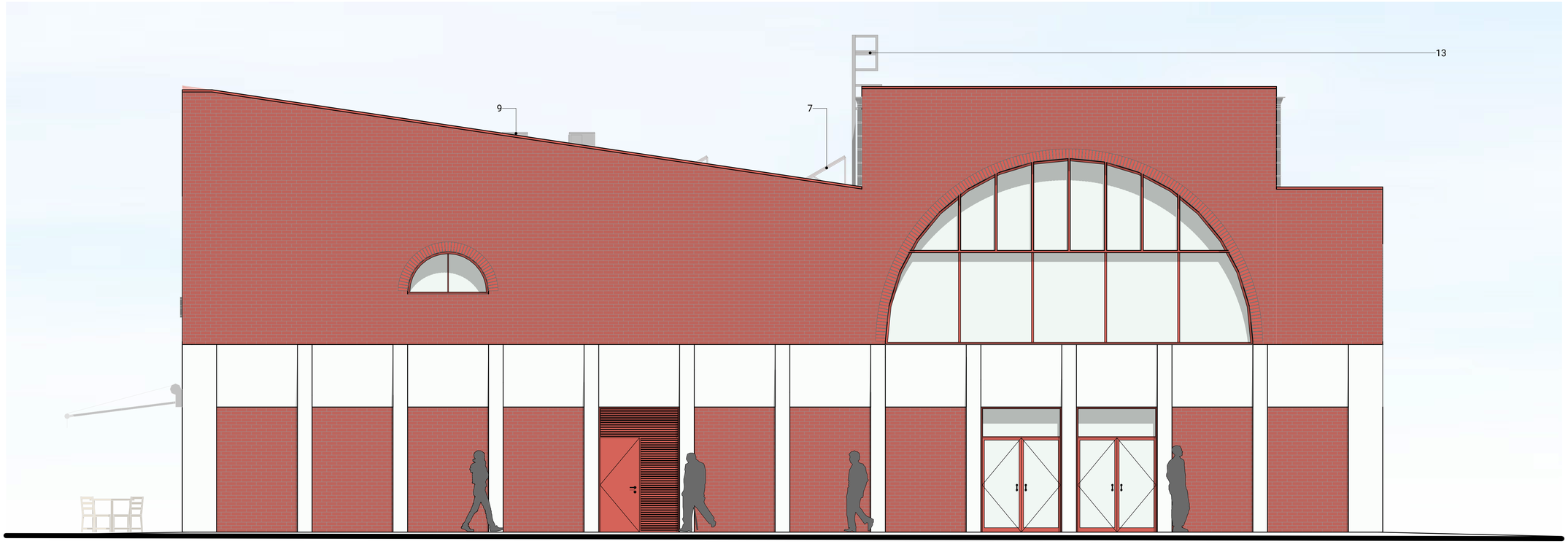


1 West Elevation
Scale 1:50



2 East Elevation
Scale 1:50

Notes

Key:

1. Red Brick
2. Pre-cast Stone/Concrete Panels
3. RAL 3013 PPC Aluminium Faced uPVC doors/windows
4. RAL 3013 PPC Aluminium Louvres
5. Downpipes
6. Retractable Awning
7. Solar Panels
8. Lift Shaft
9. ASHPs
10. Obscure Glazing
11. Signage
12. Service Hatch
13. Access Ladder

Rev	Date	Description
A	19/02/2024	Amended Planning Application
/	21/09/2023	

0 2 4 6 8 10m

project
Boscombe Phase 1
Hawkwood Road
Boscombe
BH1 4AS

status
Planning

drawing title
Community - East & West Elevations

drawn	checked	date	scale
RE	RV	02 2024	1:50

Drawing Code

Project	Originator	Vol	Lev	Type	Role	Number	Rev
P1101	SNUG	XX	XX	DR	A	2160	A

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1 South Elevation
Scale 1:50

2 North Elevation
Scale 1:50

Notes

Key:

1. Red Brick
2. Pre-cast Stone/Concrete Panels
3. RAL 3013 PPC Aluminium Faced uPVC doors/windows
4. RAL 3013 PPC Aluminium Louvres
5. Downpipes
6. Retractable Awning
7. Solar Panels
8. Lift Shaft
9. ASHPs
10. Obscure Glazing
11. Signage
12. Service Hatch
13. Access Ladder

A	19/02/2024	Amended Planning Application
/	21/09/2023	

Rev	Date	Description	DB/CB

0 2 4 6 8 10m

project
Boscombe Phase 1
Hawkwood Road
Boscombe
BH1 4AS

status
Planning

drawing title
Community - North & South Elevations

drawn	checked	date	scale
RE	RV	02 2024	1:50

Drawing Code

Project	Originator	Vol	Lev	Type	Role	Number	Rev
P1101	SNUG	XX	XX	DR	A	2161	A

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Equality Impact Assessment: Report and EIA Action Plan

Purpose

What is being reviewed?	Bournemouth Towns Fund – Boscombe Master Plan Phase 1
Service Lead and Service Unit:	Chris Shepherd, Development
People involved in EIA process:	Rebecca Whelan-Edmonds Martha Covell
Date/s EIA started and reviewed:	25.04.22

Background

There is a robust evidence base set out in the Towns Investment Plan and the Boscombe Master Plan Business Case, to support planned targeted investment in the Bournemouth Towns Fund regeneration area, which describes how parts of the area suffer from extreme deprivation and has been the focus of the Boscombe Regeneration Partnership (BRP) since 2009.

Boscombe was once a lively seaside spa town benefiting with a vibrant creative and employment environment. It has significant potential but has been in decline since the 1970s, being blighted by a series of socio-economic problems, particularly around anti-social behaviour including drug-taking. Data from the 2011 census indicates the deprivation in the Boscombe area, including high unemployment rates, low incomes, a high rate of early deaths[1]., high levels of private renting and low car ownership. The gap between this most deprived part of Bournemouth and its surrounding areas is widening, with the heart of the ward, Boscombe Central, being one of the most deprived areas in the South West[2]. More recent Public Health data also confirms relatively high rates of childhood obesity, adult alcohol dependency and frequent emergency and non-emergency hospital admissions. Unemployment is 9.5%[3] versus 6.6% nationally, and while early years school attainment progress is good, it falls back at secondary level.

The Boscombe Strategic Area Assessment Refresh June 2020 for the Bournemouth Towns Fund Area, illustrates the IMD 2019 within the Boscombe Area. There are nine LSOAs within the 20% most deprived in England. The Kings Park LSOA is located adjacent to the most deprived Boscombe Central, which is 528 in the 2019 IMD ranking placing it amongst the top 20% most deprived neighbourhoods nationally.

Over this decade, Dorset has mirrored the national trends both in the occurrences of more people achieving higher-level qualifications and fewer with no qualifications, which could be seen as a significant structural change over a relatively short space of time. Over the same period, although the proportion of those working-age people with no qualifications has fallen (by 2.3 percentage points) to 4.9% which is lower than the UK average of 7.7% - a fifth of the working age population (23%) in the Towns Fund area does not have a Level 2 qualification, which is regarded a benchmark for employability.

The Standardised Mortality Ratio (SMR) for deaths, all causes aged under 75 and all circulatory disease aged under 75 is significantly worse in Boscombe East and West than the rate for England. Life expectancy for Males born in Boscombe West is significantly lower than the national average in addition the healthy life expectancy for both males and females in MSOA 019 (Boscombe West) is lower than at the preceding authority level and nationally.

The population in the Towns Fund area, is less active than average across the UK. In the Littledown and Iford ward, 59% are Active (At least 150 minutes per week) and 29% are Inactive (less than 30 mins per week) compared with the Boscombe ward where 54.7% Active and 33.7% Inactive. The National Average is 63.3% Active and 24.6% In-active respectively.

Boscombe is one of the most ethnically diverse and deprived areas within the Southwest. Residents have the lowest life expectancy of all Bournemouth wards, the highest level of hospital admissions for self-harm, 15% of those living in Boscombe have no garden or outdoor space. Even when we compare people of similar age, social grade and living situation (similar area, with or without children), those of Black ethnicity are 2.4 times less likely than those of White ethnicity to have a private garden

There is great deal of research into the value of urban green space for health and wellbeing8 and how the characteristics of the environment impact on health and other inequalities. It is estimated that well-maintained parks and green spaces save the NHS £111 million per year based solely on a reduction in GP visits and excluding any additional savings from prescribing or referrals.

Research shows that good quality parks provide psychological relaxation and stress reduction, enhanced physical activity, and mitigation of exposure to air pollution, excessive heat, noise, as well as other harmful factors in the urban environment.10 A five-year MIND programme concluded that by introducing.

The Aims of the Bournemouth Town Investment Plan is:

- To attract inward investment and deliver economic regeneration including new jobs and training opportunities focused on Boscombe Town Centre.
- To deliver high quality zero carbon homes in a vibrant mixed-use neighbourhood.
- To develop a beautiful, healthy and green place that enhances Boscombe's Victorian Heritage.
- To achieve better virtually and physically connected communities and foster active travel.
- To provide enhanced space and support for Boscombe rich arts and music scene celebrate its diverse cultures and bring the community together through festivals and events.

The Aims of the Project:

- Towns Investment Funds will be used to implement Phase 1 of the Boscombe Master Plan.
- The site relates to land in the ownership of BCP Council to the south of Christchurch Road, either side of Hawkwood Road, and is primarily formed of the Hawkwood Road surface carpark site.
- Third party land will be required to make a pedestrian link with Christchurch Road.

Phase 1 consists of:

• 700m2 Community Space including a community centre & GP surgery
• 74 public parking Spaces
• A Public Park
• Efficient use of the site to deliver around 84 homes
- Target of 50% 3 Bed units,
- 1 parking space for each 3-bed unit

The scheme is designed to benefit:

- Local resident's & their families
- Local Business
- Visitors to the area
- New homeowners & people wanting to move to the area.
- Local community groups and clubs
- People with health conditions

Findings

- Different Ages
- Current/Previous members of the Armed Forces
- Those with caring responsibilities
- Those with physical disabilities
- Those with mental disabilities
- Different ages
- Different sexes/genders
- Those who identify as trans
- Those who are pregnant/on maternity
- Those who are married/in a civil partnership
- People from different ethnic groups
- People with different religions or beliefs
- People with different sexual orientations
- People in different socio-economic groups
- People's human rights

Additional identified groups are:

- Lower income people
- People with health conditions mobility

Form Version 1.2 Prepared by: Rebecca Whelan-Edmonds Date: 11.05.22

Conclusion

Summary of Equality Implications

This is one of Ten projects which will be delivered through the Bournemouth Towns Fund and Investment Plan, approved by the MHCLG in March 2021 with the total investment of £22.7 million. This project is designed to benefit residents on the Bournemouth Towns Fund Area. This project involves the redevelopment of Hawkwood Road Car Park to increase and improve accessibility to residents and visitors to Boscombe High St. To improve the visit experience to the area. To increase availability of affordable homes and open green space to the area. Improving community engagement and involvement within the new community centre and GP surgery. The impact of this project has been assessed in relation to Age, disability, sex, Gender reassignment, pregnancy and maternity, marriage and civil partnership, race religion or belief, sexual orientation and will have considerable benefit to families. The project will have the most benefit to other groups identified which include low-income households, people with health conditions. There are numerous positive outcomes anticipated which include:

- Increased access to services offering support advice & guidance within the Community Centre setting.
- Increased access to services aimed at improving physical and emotional health and wellbeing through the Health centre
- Increased access to open green space
- Increase access to homes, including affordable homes
- Better accessibility to Boscombe High Street through improvements to the pedestrian access routes.

In 2020 Dots Disability were commissioned by BCP to undertake a user led/co-produced consultation on the Boscombe Master Plan. The aim being to identify issues that would need to be given due regard as the area is redeveloped in order to design in and or maintain an inclusive environment. Dots have made recommendations against the wider Master Plan and The Project team will continue to work with Dots focusing on Phase 1 as the project develops focusing on accessibility to the High St via Hawkwood Road and the Easter Junction of Christchurch Road.

Equality Impact Assessment: Report and EIA Action Plan

[This action plan provides a summary of any negative impacts and relevant mitigating actions]

Equality Impact Assessment Action Plan

Please complete this Action Plan for any positive, negative or unknown impacts identified above. Use the table from the Capturing Evidence form to assist.

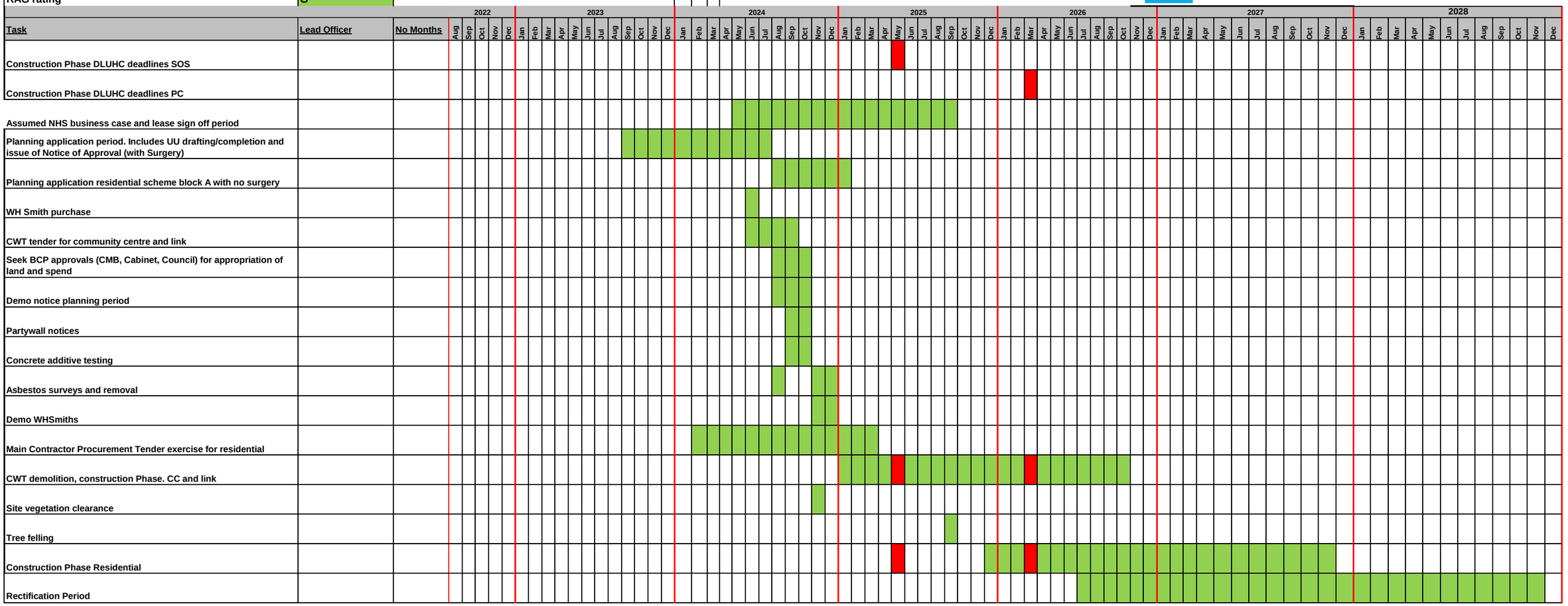
Issue identified	Action required to reduce impact	Timescale	Responsible officer
Reduction in parking within Hawkward Road Main Car Park.	(1) Good publication of proposals to enable people to make alternative parking arrangements before closures take place; (2) Good sign posting to alternative car parks, in wider area, to save people having increased journey times; (3) Ongoing discussions with the Traders Group regarding the decrease of parking and alternative arrangements.	Mainly in 2025 (from 2022 with Traders Group)	Martha Covell
Accessibility of different user groups- to shops and services on Boscombe High Street, during and after construction as a result of building works and reduction in car parking.	Work with stakeholders and colleagues in housing, environment and transport to ensure that accessibility for less mobile is at the forefront at planning stage.	2026- 2028	Martha Covell

Potential impact on accessibility and noise whilst construction works undertaken	Clauses will be included within the construction contract to minimise any disruption to access and noise and these will be implemented during the construction phase.	In advance of and during the course of the construction contract.	Martha Covell
WHSmiths Store agreeing to relocate to another store to enable the access widening from Hawkwood Road	Engage earlier with WHSmiths, Landlords & Legal to build relationships and understanding of the wider Master Plan and regeneration of the Boscombe Area	Started early 2022	Martha Covell

Hawkwood Road - Boscombe

RAG rating	G

Task	Lead Officer	No Months
Construction Phase DLUHC deadlines SOS		
Construction Phase DLUHC deadlines PC		
Assumed NHS business case and lease sign off period		
Planning application period. Includes UU drafting/completion and issue of Notice of Approval (with Surgery)		
Planning application residential scheme block A with no surgery		
WH Smith purchase		
CWT tender for community centre and link		
Seek BCP approvals (CMB, Cabinet, Council) for appropriation of land and spend		
Demo notice planning period		
Partywall notices		
Concrete additive testing		
Asbestos surveys and removal		
Demo WHSmiths		
Main Contractor Procurement Tender exercise for residential		
CWT demolition, construction Phase. CC and link		
Site vegetation clearance		
Tree felling		
Construction Phase Residential		
Rectification Period		



ENERGY COUNT
SUSTAINABILITY & ENERGY CONSULTANTS

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CARBON REDUCTION STATEMENT

PROJECT: Hawkwood Road, Boscombe BH1 4AS

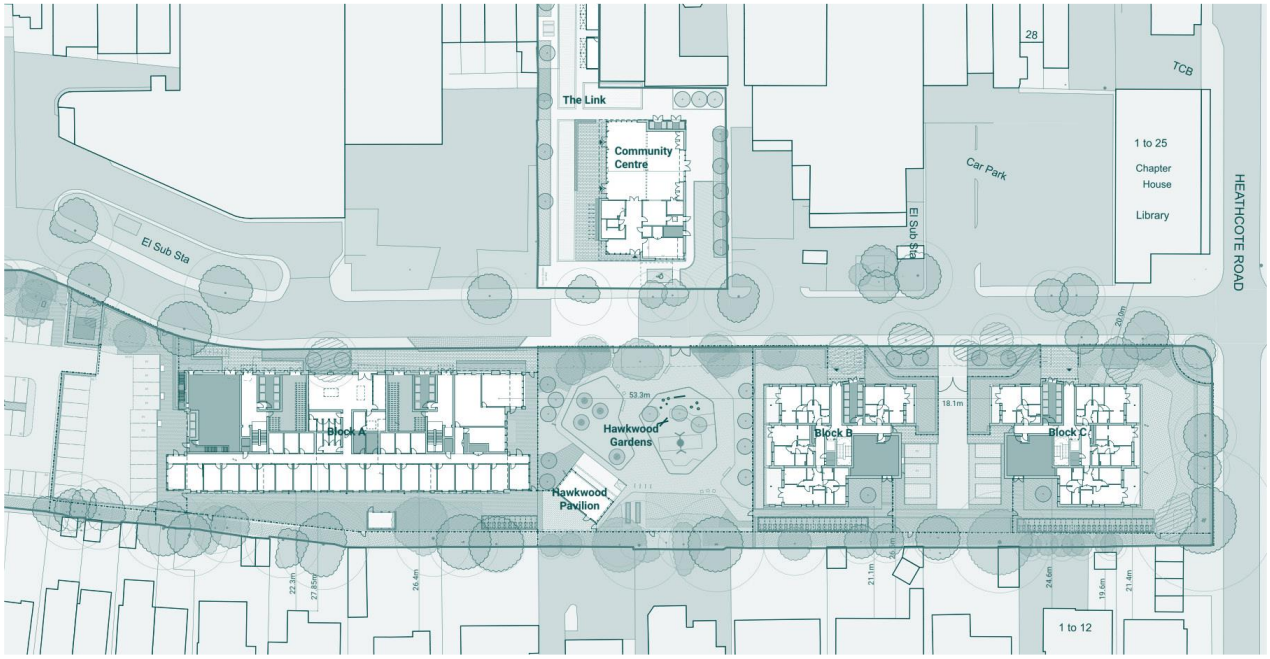
CLIENT: BCP Council

PROJECT REF: 0292-0923-01

DATE: 6 November 2023

CONTENTS

1.0 - INTRODUCTION



The new development at Hawkwood Road consists of 2 sites (North & South of Hawkwood Road). The development contains an energy-efficient new building to the North, housing a Community Centre, and 3 blocks to the South, containing 68 apartments and a Medical Hub.

As part of its commitment to reduce CO_2 emissions in the conurbation BCP Council declared a Climate & Ecological Emergency in July 2019. On the back of this the new BCP local plan is being developed to help achieve a reduction in CO_2 emissions in new developments across the conurbation.

The current Policy CS2 of the Bournemouth Local Plan Core Strategy requires that all developments must have at least 10% of their energy demand come from decentralised and renewable or low carbon sources, unless this is demonstrated to be unfeasible or unviable.

The proposed development will be built to the Passivhaus standard using a fabric-first approach that will exceed Building Regulations.

The purpose of this report is to show how building to the fabric-first approach (Passivhaus standard) will provide a significant CO_2 emissions reduction across the development compared to the same buildings if they were built to current Building Regulations requirements.

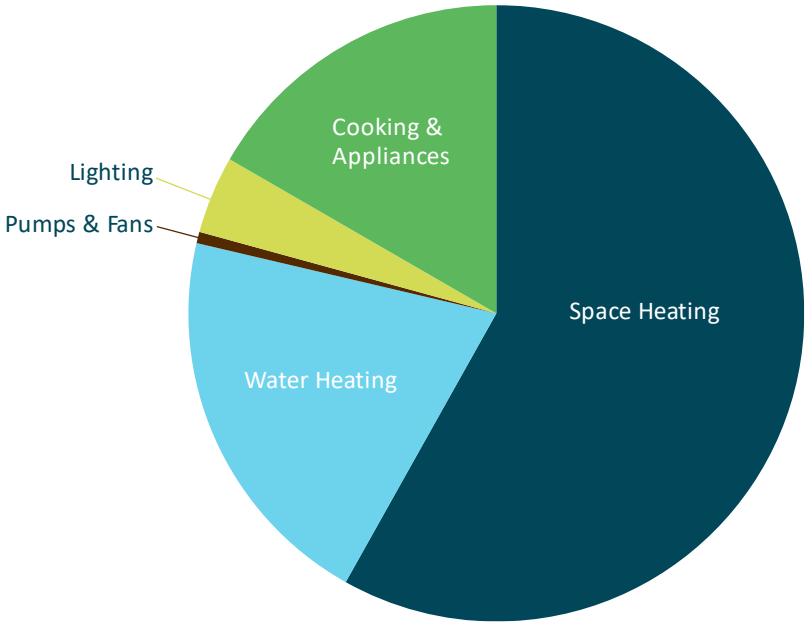
2.0 - ENERGY REQUIREMENTS

Energy efficiency first

The largest proportion of energy demand of a typical dwelling built to current regulations is from space and water heating.

Figure 2.1 below shows the energy split of a typical dwelling built to comply with Building Regulations.

Figure 2.1



It is good practice therefore to reduce the overall energy demand of a dwelling by utilising a low energy design approach.

Using a fabric-first approach, the space heating demand of a dwelling is brought closer to zero due to the high levels of thermal insulation and air tightness.

Low energy design involves the consideration and implementation of measures to reduce the energy requirement of a dwelling. This can be achieved by:

- Improving levels of insulation to reduce heat loss through the fabric of the building.
- Use of low-energy technologies, e.g. low-energy lighting, energy efficient heating systems & appliances.
- Use of passive solar design.

3.0 - ENERGY HIERARCHY

Be Lean, Be Clean, Be Green.

When designing a building it is advisable to follow an Energy Hierarchy. The primary aim is to make the building as energy efficient as possible in order to reduce the demand for energy, and thus CO_2 emissions.

Building Regulations 2021 Part L aims to reduce CO_2 emissions from new buildings by 31% compared to those built to 2013 regulations. This can be achieved by making improvements to the fabric of the building by increasing levels of insulation, increasing air tightness and the use of efficient heating & appliances. CO_2 emissions can be further reduced by using renewable or low-carbon energy sources.

In order to reduce the regulated CO_2 emissions of the proposed development the principle is to follow the energy hierarchy:

1. Use less energy – energy efficient measures, air tightness, passive solar, low energy design
2. Use renewable & low-carbon energy sources

<u>Use less energy</u>

Areas of consideration in order to improve the efficiency of the fabric of a dwelling:

- Increased insulation to main thermal elements (roof, walls, floor, glazing)
- Reduce thermal bridging to near-zero
- Improved air tightness

Other areas for improvement:

- Efficient heating & hot water systems
- Improved heating & lighting controls
- Controlled ventilation
- Energy efficient lighting
- Energy efficient appliances (cooker, washing machine, fridges, etc.)

1. Use less energy

The proposed minimum Building Fabric specification for the development, built to the Passivhaus standard, will be as follows:

Element	Proposed u-value (Passivhaus spec) (W/m^2K)	Maximum required by Building Regulations Part L1A (W/m^2K)
Walls	0.12	0.26
Floor	0.15	0.18
Roof	0.10	0.16
Glazing	1.0	1.6
Air tightness	1.0[1]	8.0

2. Use renewable & low carbon energy sources

It is proposed that Heat Pumps be used across the development:

- Commercial units will use Air-to-air heat pumps (as part of packaged air conditioning systems)
- Apartments will have GSHP (Ground Source Heat Pump) units utilising a shared ground loop system.

It is proposed that MVHR whole-house ventilation systems are used in each unit. MVHR extracts heat from expelled air and uses it to pre-warm incoming fresh air.

[1] Air tightness (or air permeability) is measured differently in Building Regulations and Passivhaus. Passivhaus uses the n50 methodology, which requires an air change/hour (ACH) rate of 0.6. An n50 result of 0.6 ACH is roughly equivalent to a 1.0 using the q50 methodology used by Building Regulations.

4.0 - METHODOLOGY

Project Appraisal

BCP Council impose a condition on all new dwellings that requires a 10% reduction in Energy Demand from renewable or low carbon sources. The 10% energy demand reduction requirement in the out-of-date Bournemouth Local Plan is a noble intention, but too simplistic a tool in practice.

Under the out-of-date local plan there is no requirement for a dwelling to exceed Building Regulations, just that the energy demand is reduced by 10% using renewable or low-carbon sources. This makes it possible to build an inefficient building that fails to meet Building Regulations Part L , which only passes with the addition of renewables.

Using a fabric-first approach can achieve a decent Building Regulations pass without the need for renewables, however, the development will also use low-carbon heat pump technologies.

The proposed development will be built to Passivhaus standard using a fabric-first approach that will greatly exceed Building Regulations.

Design SAP software has been used to determine CO_2 emissions & Energy Demand for the development.

5.0 – FINDINGS (Energy Demand)

Whole Development

Table 5.0.1 Benchmark Calculations (Base spec with gas boiler)

Unit type	Space Heating (kWh/year)	Water Heating (kWh/year)	Pumps & Fans (kWh/year)	Lighting (kWh/year)	Unit Total (kWh/year)	No. Units	TOTAL (kWh/year)
GF Flat 1 Bed	1298.6	3043.7	201.7	141.8	4685.8	4	18,743
Mid Flat 1 Bed	564.0	3082.8	201.7	141.8	3990.3	10	39,903
Top Flat 1 Bed	1293.2	3044.1	201.7	141.8	4680.9	8	37,447
GF Flat 2 Bed	1536.3	3204.0	218.9	150.2	5109.3	2	10,219
Mid Flat 2 Bed	756.8	3241.6	218.9	150.2	4367.4	12	52,408
Top Flat 2 Bed	1525.7	3204.6	218.9	150.2	5099.3	2	10,199
GF Flat 3 Bed	2189.0	3382.5	244.4	170.7	5986.6	2	11,973
Mid Flat 3 Bed	1178.6	3422.2	244.4	170.7	5015.9	22	110,350
Top Flat 3 Bed	2181.7	3383.0	244.4	170.7	5979.8	6	35,879
Community Centre	17709.3	3554.7	814.9	398.9	22477.8	1	22,478
Med Hub (Block A GF)	48474.0	4322.4	2846.0	1184.6	56827.0	1	56,827
							327,121

Table 5.0.1 shows that the development if built to the base specification (Building Regulations pass) has an energy demand of 327,121 kWh/year.

Table 5.0.2 Proposed Specification (Passivhaus + Heat Pumps)

Unit type	Space Heating (kWh/year)	Water Heating (kWh/year)	Pumps & Fans (kWh/year)	Lighting (kWh/year)	Unit Total (kWh/year)	No. Units	TOTAL (kWh/year)
GF Flat 1 Bed	300.5	1867.8	115.7	141.8	2425.8	4	9,703
Mid Flat 1 Bed	69.6	1788.8	115.7	141.8	2116.0	10	21,160
Top Flat 1 Bed	222.6	1846.2	115.7	141.8	2326.3	8	18,611
GF Flat 2 Bed	121.0	1977.4	132.9	150.2	2381.4	2	4,763
Mid Flat 2 Bed	7.2	1884.9	132.9	150.2	2175.1	12	26,102
Top Flat 2 Bed	71.3	1953.1	132.9	150.2	2307.4	2	4,615
GF Flat 3 Bed	579.5	2227.9	158.4	170.7	3136.4	2	6,273
Mid Flat 3 Bed	223.8	2128.6	158.4	170.7	2681.4	22	58,991
Top Flat 3 Bed	468.1	2203.6	158.4	170.7	3000.8	6	18,005
Community Centre	6313.5	1679.4	728.9	398.9	9120.7	1	9,121
Med Hub (Block A GF)	11941.8	1701.0	2760.0	1184.6	17587.4	1	17,587
							168,222

Table 5.0.2 shows that the development if built to the proposed Passivhaus specification with Heat Pumps has an energy demand of 168,222 kWh/year.

This represents a **48.6% energy demand reduction** [1-(168,222/327,121)]x100.

5.1 – FINDINGS (CO_2 emissions)

Table 5.1 Benchmark Calculations (Base spec)

Unit type	Floor Area (m)	DER (kg CO_2/m^2)	CO_2 Emissions (kg/year)	No. Units	Total Floor Area (m)	TOTAL CO_2 Emissions (kg/year)
GF Flat 1 Bed	57.5	17.28	993.6	4	230	3974
Mid Flat 1 Bed	57.5	14.64	841.8	10	575	8418
Top Flat 1 Bed	57.5	17.26	992.5	8	460	7940
GF Flat 2 Bed	66.0	16.39	1081.7	2	132	2163
Mid Flat 2 Bed	66.0	13.95	920.7	12	792	11048
Top Flat 2 Bed	66.0	16.34	1078.4	2	132	2157
GF Flat 3 Bed	78.7	16.16	1271.8	2	157.4	2544
Mid Flat 3 Bed	78.7	13.53	1064.8	22	1731.4	23426
Top Flat 3 Bed	78.7	16.14	1270.2	6	472.2	7621
Community Centre	362.1	12.92	4678.3	1	362.1	4678
Med Hub (Block A GF)	1371.1	8.41	11531.0	1	1371.1	11531
					6415.2	**85,501**

Table 5.1 shows CO_2 emissions of the development if built to a typical specification with gas boilers.

Total CO_2 emissions are 85,501 $kgCO_2/m^2$

Average CO_2 emissions are 13.33 $kgCO_2/m^2$ (85,501/6415.2)

The base specifications used for the benchmark calculations are as follows:

Walls = 0.20 W/m^2K	(Building Regulations Part L limit = 0.26 W/m^2K)
Floor = 0.15 W/m^2K	(Building Regulations Part L limit = 0.18 W/m^2K)
Roof = 0.15 W/m^2K	(Building Regulations Part L limit = 0.16 W/m^2K)
Glazing = 1.4 W/m^2K	(Building Regulations Part L limit = 1.6 W/m^2K)
Air tightness (q50) = 5.0 $m^3/hr/m^2$	(Building Regulations Part L limit = 8.0 $m^3/hr/m^2$)

Table 5.2 Calculations with proposed specification (Passivhaus + Heat Pumps)

Unit type	Floor Area (m)	DER (kg CO_2/m^2)	CO_2 Emissions (kg/year)	No. Units	Total Floor Area (m)	TOTAL CO_2 Emissions (kg/year)
GF Flat 1 Bed	57.5	6.22	357.7	4	230	1431
Mid Flat 1 Bed	57.5	5.32	305.9	10	575	3059
Top Flat 1 Bed	57.5	5.93	341.0	8	460	2728
GF Flat 2 Bed	66.0	5.22	344.5	2	132	689
Mid Flat 2 Bed	66.0	4.67	308.2	12	792	3699
Top Flat 2 Bed	66.0	5.02	331.3	2	132	663
GF Flat 3 Bed	78.7	5.93	466.7	2	157.4	933
Mid Flat 3 Bed	78.7	5.00	393.5	22	1731.4	8657
Top Flat 3 Bed	78.7	5.64	443.9	6	472.2	2663
Community Centre	362.1	3.84	1390.5	1	362.1	1390
Med Hub (Block A GF)	1371.1	1.94	2659.9	1	1371.1	2660
					6415.2	**28,572**

Table 5.2 shows CO_2 emissions of the development if built to the proposed specification (Passivhaus + Heat Pumps for space & water heating).

Total CO_2 emissions are 28,572 $kgCO_2/m^2$

Average CO_2 emissions are 4.45 $kgCO_2/m^2$ (28,572/6415.2)

The Passivhaus specifications used for the benchmark calculations are as follows:

Walls = 0.12 W/m^2K (Building Regulations Part L limit = 0.26 W/m^2K)

Floor = 0.15 W/m^2K (Building Regulations Part L limit = 0.18 W/m^2K)

Roof = 0.10 W/m^2K (Building Regulations Part L limit = 0.16 W/m^2K)

Glazing = 1.0 W/m^2K (Building Regulations Part L limit = 1.6 W/m^2K)

Air tightness (q50) = 1.0 $m^3/hr/m^2$ (Building Regulations Part L limit = 8.0 $m^3/hr/m^2$)

CO_2 EMISSIONS (TONNES/YEAR)

The following tables show CO_2 emissions reductions achieved as follows:

Table 5.3 Calculated CO_2 emissions for the whole development (Tonnes/year)

Base Spec	Proposed spec	Difference (Base spec vs Future Homes Spec)
85.5	28.6	56.9

Table 5.3 shows the difference in CO_2 emissions across the whole development between the base specification and the proposed specification is 56.9 tCO_2/yr.

This represents a 66.6% CO_2 emissions reduction.

BUILD COSTS vs CO_2 EMISSIONS.

Estimated Build Costs

Table 5.4 Estimated build cost (building costs excluding external works)

	Proposed Build spec (£)	'Normal' spec (8% less, assumed) (£)	Difference (£)
Whole Development	27,337,133	25,312,160	2,024,973

CO_2 emissions over 75 years

Table 5.5 CO_2 emissions over 75 years for the Development

Specification	CO_2 emissions (tonnes/year)	CO_2 emissions over 75 years (tonnes)	Different in CO_2 emissions over base spec over 75 years (tonnes)	CO_2 emissions reduction (%)
Base spec	85.5	6413	-	-
Proposed spec	28.6	2143	4270	**66.6**

Calculation of Cost vs CO_2 Emissions saving

Table 5.6 Cost per tonne of CO_2

	Extra cost to build to proposed specification (£)	Difference in CO_2 emissions over base spec over 75 years (tonnes)	Cost per extra tonne of CO_2 saved over 75 years (£)
Whole development	2,024,973	4270	474

Table 5.6 shows the monetary cost per tonne of CO_2 emissions saved by using the proposed specification over the base 'Building Regulations' specification.

Whole Development

4270 tonnes of CO_2 emissions are saved by building to the proposed Passivhaus specification (with heat pumps for space & water heating), which equates to a cost of £474 per tonne of CO_2 saved.

6.0 - CONCLUSIONS

If built to the proposed specification (Passivhaus + heat pumps) the development would satisfy policy CS2 by using heat pumps for space and water heating (GSHP in the apartments, ASHP in Medical Hub & Community Centre

Total CO_2 emissions saving over 75 years across the site by building to the proposed Passivhaus specification is **4270 tonnes**.

Cost per tonne of CO_2 saved over 75 years for the Whole Development is **£474**.

ADDENDUM - Trees

Over 75 years the proposed specification would reduce CO_2 emissions over a Building Regulations compliant specification, as follows:

Whole Development = 4270 tonnes of CO_2 over 75 years

By comparison, a typical tree will absorb up to 1 tonne of CO_2 over 100 years, which equates to around 0.75 tonnes over 75 years.

A simple calculation shows that the CO_2 emissions reduction provided by the proposed specifications is equivalent to planting the following numbers of trees:

4270/0.75 = **5692 trees**