

HEALTH CAMPUS, LINK ROAD AND ACCESS ROAD

Report of Jane Custance, Head of Planning, Watford Borough

1 PURPOSE OF REPORT

- 1.1 Information note to inform Members of the progress on these future developments.

2 BACKGROUND AND PROGRESS TO DATE

Watford Health Campus

- 2.1 The Watford Health Campus is a project to regenerate a 26.4 hectare site in west Watford that will deliver improved healthcare, a more sustainable community, better transport links and enhanced leisure opportunities. It gained outline planning permission in July 2010. The Borough Council and West Hertfordshire Hospitals NHS Trust (WHHT) employed a development director at Christmas 2010. He instigated a process of value engineering the transport aspects of the proposals with a view to creating an attractive package to offer to the market so that the major stakeholders could have the input of a private sector development partner. The Council published an OJEU notice in July 2011 to invite private sector to bid for involvement in the scheme.
- 2.2 It is currently envisaged that the tender process will be complete in the summer and the private sector partner (PSP) appointed in October or November. The successful partner will work with the stakeholders to finalise the master plan and phasing and then to deliver the scheme. A joint venture will be established with Watford Borough Council (in the form of a Local Asset Backed Vehicle (LABV)). The PSP/ LABV will enter contracts with the Council and WHHT to deliver their requirements from the Campus. Assessment of prospective partners means there are now two bidding partners remaining in the process.

Access Road

- 2.3 The announcement in December of DfT support of the Croxley Rail Link has given the Health Campus additional support since it will make access to the site by train more attractive to residents, staff and visitors. However it has also brought pressure to bear on the programme since before any development can take place a new Access Road needs to be built. This passes over the Croxley Rail Link and would therefore be substantially more expensive to build after 2016 when Metropolitan Line trains would be running below it. The cost of this road and bridge is currently estimated to be £4mn. The Access Road will connect to the local road network at Wighenall Road just north of the Oxhey Park.

Link Road

- 2.4 To improve connection to the strategic road network a single carriageway link road was also granted planning permission linking Wigenhall Road with the A4008 Dalton Way gyratory and thence the A41 and M1 junction 5. The cost of this road is currently estimated to be £3.5mn.

Costs

- 2.5 The costs of these two roads and other site-wide enabling infrastructure amount to £30mn. In order to support these up-front capital costs a financing package is being assembled. Part of this will be provided by money made available to WHHT by the Department of Health.
- 2.6 Additional funding has been secured from the Growing Places fund via the Local Enterprise Partnership (LEP). The LEP Board has offered Watford Borough Council a maximum capital sum of £3,000,000 towards the project in relation to the Access Road and Link Road.
- 2.7 The Board also notionally allocated a further £3,000,000 subject to the successful appointment of a development partner for the Health Campus. This funding offer will be subject to a formal contract which will be based upon, but not limited to a number of conditions.

3 RECOMMENDATION

- 3.1 Members are requested to note the information and provide any comments to the relevant officer.

4 CONTACT OFFICERS

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