

CABINET

10 September 2014

PUBLIC ART COMMISSIONING: WEST OF WATERLOOVILLE MAJOR
DEVELOPMENT AREA (BEREWOOD SITE)

REPORT OF ASSISTANT DIRECTOR (ECONOMY AND COMMUNITIES)

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RECENT REFERENCES:

[WWF62 – Deployment of Developers’ Art Contributions at West of Waterlooville, 13 September 2011](#)

EXECUTIVE SUMMARY:

In October 2011, Cabinet endorsed a report which set out proposals for the expenditure of S106 contributions for public art payable in respect of the West of Waterlooville development ([WWF62 – Deployment of Developers’ Art Contributions at West of Waterlooville, 13 September 2011](#) refers). This led the way to the establishment of an Arts Advisory Panel for the development, consisting of officers from Havant Borough and Winchester City Councils, community representatives and – where they wished to participate – the developers.

Building on the Panel’s experience of deploying the contributions for the Taylor Wimpey site at West of Waterlooville, this Report sets out the preferred approach to delivering the public art programme for the Grainger site which will benefit from a much larger contribution and take around a decade to complete.

In order to recruit and ‘embed’ a public art consultant at a time when they can have the most beneficial impact on the site, Members are asked to approve a supplementary estimate of £95,000 (to be replenished through the agreed developer contributions at a later date), and to endorse the proposed specification for this long term commission at Appendix 1.

RECOMMENDATIONS:

- 1 That approval be given to the Assistant Director (Economy and Communities) to advertise for a public art consultant for a maximum sum of £95,000, to be funded from Section 106 contributions from Grainger over the life of the Berewood development, in line with the trigger points set out in the S106 Agreement with Grainger and the delivery plan at Appendix 2;
- 2 That any minor changes to the specification attached at Appendix 1 be made by the Assistant Director (Economy and Communities) in consultation with the Chair of the West of Waterlooville Arts Advisory Panel prior to advertisement;
- 3 A General Fund supplementary revenue estimate of £95,000, in accordance with financial procedure rule 7.3, be approved. In order to commence with the initial art consultant works approval is sought for up to £25,000 to be funded initially by the Major Investment Reserve (£10,000 in 2014/15 and £15,000 in 2015/16) which is planned to be replenished when the S106 funding is received per the trigger points in 4.4 below.

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REPORT OF ASSISTANT DIRECTOR (ECONOMY AND COMMUNITIES)

DETAIL:

1 Introduction

- 1.1 In October 2011, Cabinet endorsed a report which set out proposals for the expenditure of S106 contributions for public art payable in respect of the West of Waterlooville development ([WWF62 – Deployment of Developers' Art Contributions at West of Waterlooville, 13 September 2011](#) refers).
- 1.2 This led the way to the establishment of an Arts Advisory Panel for the development, consisting of officers from Havant Borough and Winchester City Councils, community representatives and – where they wished to participate – the developers.
- 1.3 The Panel's first task was to commission a [Public Art Strategy for West of Waterlooville](#) which reflected extensive local consultation but did not, for a variety of reasons, benefit from any significant input from either of the developers. Nevertheless, the Strategy formed the basis for a programme of community events and commissions on the Taylor Wimpey section of the site delivered by two freelance arts professionals. These ranged from the creation of three hand-made noticeboards to promote community events to open air celebrations featuring arts and crafts activities for families living on the development. The single biggest commission was the WoWPod, an artist-designed event space for use by local residents. This is currently in storage pending the adoption of open space which will, it is anticipated, see a permanent home created for it on the Western open space on the Taylor Wimpey area of the development. Some budget has been set aside for other initiatives once the site is completed.
- 1.4 Although the programme of activities has broadly been appreciated by residents, delivery of the public art programme has not been without its difficulties. These have included:
 - i) Very limited engagement by the developers at an early stage;
 - ii) The evolving views of residents about public art, as increasing numbers of houses have been sold;
 - iii) Lack of dedicated staff resource within both Councils to oversee the programme;

- iv) A growing (and changing) population at West of Waterlooville, with different aspirations for the public art programme from the initial consultees;
- v) Lack of technical experience and capacity by the artists (despite assurances to the contrary);
- vi) Domestic problems for two artists working on the programme, which led to long delays;
- vii) Exceptionally poor weather over the last winter, delaying work on the WoWPod;
- viii) The continued retention of land by Taylor Wimpey which, once adopted, will be available for wider uses.

1.5 The Arts Advisory Panel – and indeed Grainger, who are now keen to move ahead with the deployment of their S106 public art contribution – have learnt from these experiences. As the Grainger site starts to take shape, there is a willingness to see public art contributions spent in the most effective way possible. The Report sets out the proposed approach for Member approval.

2 The Grainger Art Contribution

2.1 Given the size of the Grainger contribution (£500,000 subject to indexation - payable solely to Winchester City Council), the Panel believes that there is a need to engage an agency or individual which has both significant experience and long term resilience which will ensure it can manage and deliver the programme to a high standard for Grainger's Berewood site.

2.2 It is therefore proposed to advertise a commission for an agency to perform this function on behalf of the Council, with a maximum fee payable over the life of the contract of £95,000. This represents 19% of the total, which is around the industry standard but below the threshold for a full tender process which would likely to deter some of the high quality arts consultancies in the UK based on informal discussions. The life of the contract could be up to twelve years, based on Grainger's Delivery Plan set out at Appendix 2 and allowing for pre- and post-deliver administration.

2.3 As can be seen from the draft Specification at Appendix 1, the two outcomes for the commission are:

- a) *That the Grainger public art contribution is deployed in a thoughtful, well-managed and creative way that – over time – makes Berewood an interesting, attractive and distinctive place to live; and*
- b) *That the public art programme builds a genuine sense of community and pride of place locally, and encourages active integration with residents in adjacent neighbourhoods.*

2.4 The commission would be advertised on the South East Business Portal and through local and national networks. The draft Specification has been approved by the West of Waterlooville Arts Advisory Panel. It sets out the evaluation process intended to ensure a robust and transparent decision.

2.5 The Arts Advisory Panel did consider the following alternative options:

- a) Grainger offered to recruit and directly employ an arts consultancy, and lead on the delivery of the public art programme for Berewood. This would have reduced the workload for officers, established good lines of communication between the developer and the artists and ensured that the public art programme fitted with Grainger's vision and aspirations for the site. However, they were only prepared to consider one arts consultancy, with which they had no track record of working. This was felt not to provide a transparent selection process or test of value for money, in relation to the S106 contribution. Moreover, there was a risk of loss of right of veto for the Arts Advisory Panel/Councils and loss of direct dialogue between the two Councils and the arts consultant. Overall, a fair and open commissioning process led by the Council was felt to be more appropriate.
- b) The Council could have recruited an officer to deliver the programme. However, it was felt that the need for long term resilience and a wide range of skills (arts commissioning, community consultation, administration, communications) was less likely to be met by a single officer. Given the duration and scale of the development, the need for consistency and capacity were considered to be extremely important and could potentially be better provided for by an external consultancy.

Both these options still remains if no suitable agency is found through the advertisement process.

OTHER CONSIDERATIONS:

3 PORTFOLIO PLANS AND COMMUNITY STRATEGY (RELEVANCE TO):

- 3.1 The public art programme at West of Waterlooville has the aim of building both a sense of community and a sense of place across the new development, which fits with Community Strategy outcomes for Active Communities and a High Quality Environment.

4 RESOURCE IMPLICATIONS:

- 4.1 The developers' Art Contribution for the West of Waterlooville site is a ring-fenced fund, which has to be spent in accordance with the S106 Agreement.
- 4.2 The S106 Agreements provide for a tariff-based contribution from both Taylor Wimpey and Grainger in respect of number of dwellings on their respective sites. Taylor Wimpey has already paid in full the £90,000 that was due for its site. This was split between Havant Borough Council and Winchester City Council on a 25% : 75% basis. For the Grainger site it is wholly payable to Winchester City Council, amounting to a total of £500,000, subject to indexation, staged over the build period of the development.

- 4.3 There are also resource implications for officer/management time in delivering the programme, which will not be charged to the fund. It is hoped that this can be kept to a minimum through the selection of a well-resourced, reliable and experienced art consultant to manage the delivery process.
- 4.4 The staging of the payments to the Council is set out in the following extract of the S106 Agreement with Grainger:

Art

The Developer covenants with Winchester as follows:

Positive Covenant

- *The Developer shall pay the Arts Contribution (Indexed) to Winchester in the following instalments:*
 - *One Hundred Thousand Pounds (£100,000) (Indexed) prior to Occupation of 150 Residential Units comprised within the Site;*
 - *One Hundred Thousand Pounds (£100,000) (Indexed) prior to Occupation of 500 Residential Units comprised within the Site;*
 - *One Hundred Thousand Pounds (£100,000) (Indexed) prior to Occupation of 1,000 Residential Units comprised within the Site;*
 - *One Hundred Thousand Pounds (£100,000) (Indexed) prior to Occupation of 1,500 Residential Units comprised within the Site;*
 - *One Hundred Thousand Pounds (£100,000) (Indexed) prior to Occupation of 2,000 Residential Units comprised within the Site.*

The Developer shall allow Winchester reasonable access to the Site to enable installation and maintenance of any art provided by Winchester out of the Arts Contribution provided that and for the avoidance of doubt the Developer shall have no liability (whether financial or otherwise) in respect of such art.

- 4.5 This Report seeks approval to allocate funding for the engagement of a public art consultancy to oversee the public art programme. A further Report will be brought to Cabinet to authorise the expenditure of S106 monies for delivery of the programme itself, following early discussions with the selected consultants. That Report will also consider the phasing of expenditure in relation to the S106 receipts and provision for the ongoing maintenance costs associated with commissioned art works.
- 4.6 It has long been established that the best public art programmes in new developments are devised on close collaboration with the developers as well as the residents. One of the difficulties, however, is that developers do not generally make S106 payments until trigger points determined by the number of houses sold. Grainger themselves have said that they would like to see a

public art consultant appointed at Berewood as soon as possible so that the public art programme could be properly integrated with the build programme, but this cannot happen based on the trigger points set out above.

4.7 Moreover, the S106 Agreement with Grainger also requires that:

“Prior to the occupation of any residential unit, details of the artwork to be provided within Phase 1 as shown on the approved plans shall be submitted to and agreed in writing by the Local Planning Authority. The artwork shall be installed prior to the occupation of the final residential unit on this phase.

Reason: To ensure that the development presents a satisfactory appearance and in the interests of the visual amenities of the area.”

Whilst the actual requirement has been discharged through the production of Grainger’s artistic vision for the site, no artwork has been produced and there is no capacity to commission it until the appointment of the consultants.

4.8 It is therefore proposed that expenditure in respect of the initial fees to the selected consultants, of up to £25,000, be funded from the Major Investment Reserve as a temporary measure, to be reimbursed as and when the S106 contributions are received at the agreed trigger points from Grainger.

4.9 Assuming that the first trigger point, of £100,000 plus indexation, is reached early in 2015/16 in accordance with the proposed Delivery Plan at Appendix 2 (supplied by Grainger, but obviously finally determined by the success of property sales on the ground), this expenditure is unlikely to be more than a single payment of fees in 2014/15 at a maximum of £10,000, but this would need to be confirmed as part of the selection and recruitment process. However, Members are asked to approve a maximum allocation of £25,000 towards the consultants’ fees in advance of receipt of Grainger’s S106 contributions to allow for adjustments to the Delivery Plan that are outside the control of Grainger.

5 RISK MANAGEMENT ISSUES

5.1 Grainger is contracted to make the S106 payments to the Council. There is a risk to the Council in making payments to the arts consultancy in advance of the S106 receipts. There is a possibility that that the developer could take much longer to sell the houses than anticipated which would mean a much slow repayment of monies expended by the Council in relation to the arts consultancy. Equally, the developer could run into financial difficulties or even go into administration which might severely limit the capacity to make the S106 payments.

5.2 Such risks are limited, as the payment schedule for the consultant will be tied broadly to the trigger points for S106 receipts and any contract will include break points which can be invoked if there was a real likelihood of the Council not receiving the agreed contributions. Similar provisions will be put in place

when it comes to commissioning the actual pieces of art, although this is not the subject of the current Report.

- 5.3 Although Grainger is a large and stable development company, the long term nature of the Berewood development and the volatility of the housing market do pose a degree of risk for the Council in taking the proposed approach. However, this risk is considered to be worth taking in order to achieve a public art presence at West of Waterlooville which is of the highest quality and consistency for many years to come.

BACKGROUND DOCUMENTS:

[Public Art Strategy for West of Waterlooville](#)

APPENDICES:

Appendix 1: Public Art Consultancy for West of Waterlooville Major Development Area (Berewood Site)

Appendix 2: Berewood Delivery Plan

Appendix 1: Winchester City Council and Havant Borough Council

Joint Commission

Public Art Consultancy For West of Waterlooville Major Development Area (Berewood Site)

Summary: Winchester City Council and Havant Borough Council wish to commission a public art specialist to manage the delivery of a major public arts programme. Funded by Section 106 contributions from the developer, Grainger, is intended to enhance community cohesion and local distinctiveness of the whole West of Waterlooville Major Development Area, which straddles the two district council borders in Southern Hampshire.

Deadline for bids: Bids from appropriate organisations and individuals should be submitted by noon on XXXX 2014, in accordance with the requirements set out in section 3 of this specification.

1) Background Information

1.1 Public Art and the West of Waterlooville Development

The West of Waterlooville (WoW) development area spreads across the boundaries of the two local council districts of Winchester and Havant in the South of Hampshire. 3,000 homes are being built on land between Denmead (on the Winchester side) and Purbrook and Waterlooville (on the Havant side) over a course of about ten years.

The housing provision is split between two developers, Taylor Wimpey and Grainger PLC, both of which committed to paying a contribution for public art based on a 'per dwelling' tariff. This will fund projects, commissions, activities and events which both help to create a sense of community within the new development and also enhance the emerging sense of place.

The Taylor Wimpey contribution of £90,000 has already been paid and largely allocated: a small amount has been held back in view of the continued development of that part of the site. Grainger, who have the larger part of the site but started some time after Taylor Wimpey, will make a total allocation of £500,000 for public art, released in tranches at certain trigger points during the course of construction. It is this contribution which is the subject of the current commission.

In November 2011, the West of Waterlooville Arts Panel was established to oversee the expenditure of these contributions on behalf of the two Councils and the West of Waterlooville Forum which is composed of local authority Members from across the WoW area. The Panel comprises Members and

officers of the two Councils, community representatives and – where they have wished to participate – the developers. The Panel's first initiative was the development of a public art strategy for the site. The strategy continues to be the guiding document for the current commission, ensuring that funds are efficiently deployed and local people are effectively engaged. Furthermore, there is a keen desire to integrate existing and planned works on the Taylor Wimpey side of the site with proposed initiatives for the Grainger site to provide consistency and continuity across the WoW area.

1.2 Policy Context

Both Councils have strategies which set out themes for action to improve life in their districts. Each commission issued by the Councils are designed to support delivery of one or more of these themes, bringing positive change for local people and neighbourhoods.

Havant Borough Council's Corporate Strategy, *Forward Together*, has three themes:

- i) *Public Service Excellence* – building on successes in partnership, working across sectors and local government tiers to unlock greater resources in the belief that working together provides partners with more than they can achieve on their own;
- ii) *Financial Sustainability* – ensuring customers' most important services are delivered at the right quality and price;
- iii) *Economic Prosperity* – the quality of town centres and success of existing and new local businesses is at the heart of economic growth strategies.

The Winchester District Community Strategy (2010 – 2020) was revised earlier this year and has three broad outcomes as follows:

- i) *Active Communities* – encouraging healthy lifestyles and active participation in communities, ensuring people can access the services they need.
- ii) *High Quality Environment* – ensuring that our natural and built environments are valued, enhanced and respected in a way that contributes to a sense of place and underpins a prosperous economy.
- iii) *Prosperous Economy* – fostering a dynamic and creative economy, supported by excellent education and communications. Encouraging new business and entrepreneurship, tackling worklessness and promoting a low carbon economy.

1.3 Cultural Life

Winchester's creative community already makes an important contribution to the creative vitality and quality of life of local people. The artistic and cultural distinctiveness of the District are recognised time and again in strategies and policies. Residents and visitors are culturally active and have access to high quality arts activity at the District's theatres, galleries, festivals and events. The creative industries make a significant contribution to the local economy

through architecture, design, film production, literature, performing arts and fine arts.

Havant Borough has a more compact arts offer, primarily focussing on community arts and culture. Its creative community nevertheless contributes to the quality of life for local people. The artistic focus of the Borough is on engaging communities in cultural activity. Havant has also invested in the creative industries, establishing a craft centre of excellence.

Both Councils help to sustain and develop successful creative environments through funding, support and joint working with partners who deliver arts activities.

In effect, the Districts' creative communities make significant contributions under each area of their Strategies and are keen to support and increase this contribution over time. Winchester City Council has recently adopted a new Cultural Strategy which sets out an ambitious vision for the District, with a new cultural leadership group committed to supporting its delivery.

The Councils see the WoW public art programme as a major opportunity for locally based artists, who have proved themselves adept time and again at enhancing our townscapes and countryside with innovative public art, and enriching community life with festivals, events and performances of all kinds.

2) The Commission

2.1 The Brief

The two Councils wish to commission a public arts specialist to plan, manage and oversee the delivery of the public arts programme for the Berewood site of the West of Waterlooville Major Development Area in Hampshire.

The two outcomes for the commission are as follows:

That the Grainger public art contribution is deployed in a thoughtful, well-managed and creative way that – over time – makes Berewood an interesting, attractive and distinctive place to live.

That the public art programme builds a genuine sense of community and pride of place locally, and encourages active integration with residents in adjacent neighbourhoods.

Bids are invited from any individual or organisation in the private, public or voluntary sector with the appropriate expertise and capacity to deliver the commissioned work, as outlined below.

2.2 Proposed Deliverables

Whilst this brief does not seek to be prescriptive about the exact approach to the work, the following deliverables are suggested by the WoW Arts Panel:

a) Evidence of meaningful community and stakeholder engagement in devising and delivering the programme;

b) A programme that is phased and budgeted in line with the S106 payment triggers for Grainger (as opposed to exact timings which the developer cannot guarantee);

c) The planning permission granted for Phase 2 also included a condition FULL 22 as follows: 'Prior to the occupation of any residential unit, details of the artwork to be provided within Phase 1 as shown on the approved plans shall be submitted to and agreed in writing by the Local Planning Authority. The artwork shall be installed prior to the occupation of the final residential unit on this phase.

Reason: To ensure that the development presents a satisfactory appearance and in the interests of the visual amenities of the area.' This has been discharged through the production of Grainger's artistic vision for the site, but the artwork has yet to be produced. See Background Reading for more information on this requirement. Funding for this artwork will be considered in a separate report to Winchester City Council's Cabinet in the early autumn of 2014.

2.3 Anticipated Characteristics of the Successful Bidder

The Councils have no preconceived view about the type of organisation suitable for this commission, but expect the work to be completed to an extremely high professional standard. To this end, it is anticipated that the successful bidder will have knowledge, skills and capacity in most of the following areas:

- Extensive working knowledge of arts-led community-shaping and place-shaping programmes;
- A reputation for excellent and innovative work;
- Record of commissioning artists across a range of project types and media;
- Strong record of community engagement in both programme planning and delivery, including more vulnerable people named in Equalities Law;
- A clear record of making positive contributions to the built environment through public art;
- Evidenced experience of positive working with housing developers;
- Good knowledge of practitioners and arts organisations based in/around the development;
- Practical experiences of managing public art programmes of a comparative value and type;
- An understanding of the site, its context and its emerging community dynamics;
- Resilience over the potential life of the contract;
- Tenacity and resourcefulness in overcoming obstacles;
- Self-reliance to run with minimal operational support from the two local authorities;
- A good record of event management;
- Excellent communications, interpersonal and negotiation skills;

- Excellent organisational and budget management skills.

2.4 Monitoring Arrangements

The successful bidder will attend a bi-monthly meeting of the WoW Arts Advisory Panel, presenting a short report detailing main activities carried out and overall progress against a programme timeline agreed at inception and reviewed at these meetings. A written version of this report must be sent to Council officers 10 days before each meeting to allow circulation in advance with committee papers.

There will also be an occasional requirement to attend the WoW Forum, held close to the development area, to update Councillors and members of the public on progress.

2.5 Fee

The total amount required from Grainger under the S106 Agreement is £500,000. This sum will be split between the management and the delivery of the programme, and the current commission **is for the management only**.

Of this total amount, **a maximum fee of £95,000 (exc VAT) will be made available for the management commission**, with the rest of the contribution being used to fund all aspects of delivery – from community engagement to commissioning and installation. There is no additional money available from either Council to support any aspect of this public art programme.

The tranching of the management fee will need to reflect the likely duration of the public art programme and the trigger points for payments to the Councils, which will be dictated by housing sales and occupation and not by any fixed timetable. There is no facility for early release of any of the S106 monies.

3. Making a Bid

3.1 Eligibility to Bid

This commission has been advertised on the South East Business Portal and via creative networks. Bids may be submitted by any organisation (private, public, voluntary sector) which considers itself able to fulfil the brief effectively, or indeed by an individual on the same basis.

Where organisations or individuals feel they would benefit from working together to provide the service, the Councils will accept bids from a combination of partners. However, the contract will only be the one lead individual or organisation, and this lead partner must be made clear in the submission (and will be the partner assessed for financial resilience as part of the evaluation process).

3.2 Timing (all dates in 2014)

Commission advertised on South East Business Portal	
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Deadline for submission of bids	Noon on
Financial checks on lead bidders	
Evaluation panel shortlists bids	
Interviews to evaluation panel	
Commission inception meeting	

Please note these dates in your diary as they cannot be changed to accommodate individual bidders.

Please also note that the evaluation panel will expect to meet key personnel involved in the delivery of the programme at the presentation stage, and not other organisational representatives.

3.3 Content of the Bid

There is no set format for a bid, but you must include the following information:

- Full description of the organisation(s) including governance arrangements, or – for individuals – a current cv
- For lead organisations, a copy of the most recent annual accounts or other appropriate evidence where not available
- A clear description **not exceeding 3 A4 pages** of how you propose to deliver the commission, describing the expertise available for delivery and the measures of success which you would propose (excessively long or jargon-ridden bids are less likely to score well during evaluation)
- A basic project plan (eg simple Gantt chart) showing key milestones for the project)
- A breakdown showing how the money will be deployed, particularly in view of the practical difficulties of accommodating development trigger points
- A headline risk assessment
- Two referees for work of a comparable nature, and relevant to the proposed project team.

3.2 Evaluation Process and Criteria

Process: All bids will be evaluated in the following sequence:

- Shortlisting by the evaluation panel, which will consist of members of the WoW Arts Advisory Panel
- Financial checks on shortlisted organisations
- Presentations by three (maximum four) individuals/organisations to the panel
- Collection of references for preferred bidder

Criteria: The evaluation criteria which will be applied to all bids are as follows: the ability and capacity of the bidder(s) to deliver the commission, based on:

- approach to delivery of the commission (methodology, proposed PIs, familiarity with issues presented in the Background Reading section of this specification)
- relevant skills and experience (including skills mix)
- response to the brief, and to the commissioning approach more broadly (understanding of issues and opportunities)

max 35 marks

- recognition of and provision for the support needs of individuals from minority backgrounds as identified by Equalities Law (including safeguarding and equalities qualifications/policies, proposed access arrangements)

max 5 marks

- the capacity of the bidder(s) to deliver the commission over the life of the Berewood build programme, combined with the milestones set out for completing the project and the credibility of plans to make the project sustainable

max 15 marks

- the stability and reliability of the bidder (track record, financial status and resilience of lead bidder, overall credibility of bid). Where the Panel's financial advice indicates an unacceptable level of risk, this could lead to rejection of the bid.

max 25 marks

- value for money of the bid, such as day rates, added value, enhancements and potential impact of the project on job seekers.

max 20 marks

3.3 Contracting Arrangements

Following the selection of the preferred bidder, a follow-up meeting may be arranged for further information or clarification. Assuming this is satisfactory, there will be discussion of the final contractual and monitoring arrangements, and a service order will then be issued by Winchester City Council which, along with this specification and the winning bid, constitutes the Council's contract. A set of terms and conditions addressing performance issues, breach of contract, termination and other such eventualities will also be drawn up.

4) Making a Bid

Please submit your bid electronically by **noon on XXXXX 2014** to:

Eloise Appleby
Assistant Director (Economy and Communities)
Winchester City Council

at eappleby@winchester.gov.uk

Please mark the email 'Berewood public art commission' and ensure the file size is under 5 MB.

Eloise can be reached by 'phone on 01962 848 181, or you can leave messages with Economy and Arts Development Manager, Alison Woods on 01962 848 347.

For an informal discussion about the commission, contact Eloise as above.

Background Documents

[Cultural Strategy for the Winchester District](#) (see attachments at foot of page)

[Public Art Strategy for West of Waterlooville](#) (see Appendix 1)

[WWF62 – Deployment of Developers' Art Contributions at West of Waterlooville, 13 September 2011](#)

FULL 22 - Vision for Public Art in the Grainger area of the WoW Development Area produced by Future City, 2013

[WoW Blog](#)

[WoWPod Blog](#)

Berewood Delivery Plan (see Appendix 1)

Berewood Delivery plan

May-14

Revision 1

Timeframe based on local authority financial years (March to March)

Phase	Units	Private	Affordable (40%)			2014/ 2015	2015/ 2016	2016/ 2017	2017/ 2018	2018/ 2019	2019/ 2020	2020/ 2021	2021/ 2022	2022/ 2023	2023/ 2024	2024/ 2025	Total	Accum Total
			Total	Social Rent	Intermediate													
1	194	117	77	38	39	130	64										194	194
2	246	148	98	49	49		120	126									246	440
3	418	251	167	84	83			118	150	150							418	858
4	48	29	19	10	9				12	36							48	906
5	356	214	142	71	71				80	124	152						356	1262
13	114	68	46	23	23						88	26					114	1376
6	164	98	66	33	33							164					164	1540
7	20	12	8	4	4							20					20	1560
8	192	115	77	38	39								192				192	1752
9	251	151	100	50	50								48	203			251	2003
10	189	113	76	38	38									37	152		189	2192
11	218	130	88	44	44										88	130	218	2410
12	110	66	44	22	22											110	110	2520
E1	30	18	12	6	6											30	30	2550
Total	2550	1530	1020	510	510	130	184	244	242	310	240	240	240	240	240	240	2550	

314 558 800 1110 1350 1590 1830 2070 2310 2550

Note: this schedule is correct at the time of production. It will remain subject to change throughout the project.