

APPENDIX 2

Examples of Future and Aspirational Projects

Directorate	Capital Bid	Project Ambition
Environment and Highways	Thurrock Leisure Village	A new sporting village would provide the residents of Thurrock access to much needed leisure facilities fit for the 21st century. Our current leisure centres are 50+ years old and costing the council significant maintenance costs. If we do not replace them now, we will need to spend money in 10 years' time and spend an additional £10m in the next few years keeping the buildings compliant with health and safety laws until they reach the end of life.

APPENDIX 2

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Place	Grays South Regeneration Area - Development Plots	<p>Development for town centre commercial and residential around the the new pedestrian crossing and public squares to be created by the Grays South Regeneration Area phases 1 and 2 including possible reconfiguration and generation of alternative options for the underpass and access to the rail station to accommodate scheme changes in response to proposals by New River to redevelop Grays Shopping Centre.</p> <p>Recent proposals by New River for the redevelopment of the Grays Shopping Centre would require reconfiguration of the development site and redesign of access to the underpass and rail station. Consequently, in addition to the development feasibility costs there will be additional design costs to ensure the schemes work together and for the different access arrangements in to the underpass.</p>
Adults, Housing and Health	Integrated Medical Centre - Tilbury	<p>The Orsett Hospital is planned for closure once services can be relocated to the four proposed Integrated Medical Centres earmarked for the Thurrock community at Tilbury/Grays/Corringham and Purfleet. The proposal for the Tilbury site is for the Council to build, own and operate the centre with required space leased to NHS partners over the life of the asset.</p>

APPENDIX 2

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<p>Finance, Governance and Property</p>	<p>Riverside Youth Centre - Refurbishment</p>	<p>The current Youth Centre requires urgent assessment and there are 3 options under consideration for refurbishment of the current site. These are listed below and the most appropriate option will be selected once the feasibility work has been completed, including a full structural survey of the building.</p> <p>Option 1 – Refurbishment. In this option all services have been left in their existing locations to avoid the additional cost of re-routing the existing services to new locations.</p> <p>Option 2 - Refurbishment / Remodelling using the buildings uniquely curved walls as inspiration the services have been spread around the central hall as the main hub of activity.</p> <p>Option 3 - Remodelling - This option is focused around the central hall and curving all facilities and services around this central core / hub.</p>
<p>Place</p>	<p>Aveley Freight Management (Ship Lane Scheme)</p>	<p>This project will deliver a scheme to physically prevent HGV access from M25 J31 north into Aveley Village, diverting HGVs along the prescribed route of A1306. The initial feasibility study has identified a range of options, but through Public engagement in January 2019, residents supported the inclusion of a roundabout structure to be installed on Ship Lane and to provide a facility with a turn-around point. The location of scheme is to be determined but due to the scale the land acquisition will need to be advanced. The detailed design is to be advanced to identify the most appropriate location.</p>

APPENDIX 2

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Adults, Housing and Health	Corve Lane Complex	<p>This proposal is to convert the unit so it can be used as a hostel for all ages that is owned and managed by Thurrock Council to avoid the use of hotels and out of the borough accommodation. The building is a large complex spread over two floors, the proposal would be to utilise the existing layout as much as possible to create individual bedrooms with shared kitchen and bathroom facilities and the building would be run as a hostel by the Council's temporary accommodation team in housing for homeless families. The building will need complete refurbishment back to the core building fabric therefore costs have been allowed to undertake this. Authorisation is required for change of use from an education establishment and this time limit is not currently defined therefore, additional time allowance has been allowed for this proceed to take place.</p>
Environment and Highways	Thurrock Parkway depot design and development	<p>The Environment and Highways Directorate currently occupy land at Oliver Close and St Clements Way in adjacent depots. Oliver Close is currently leased and has 23 years of the lease remaining whilst St Clements Way is council owned. The Directorate have seen additional departments added over recent years and have tried to centralise all teams within one location. This growth has put further demands on the two depots with regards to space and location. It should also be noted that the Council has a statutory obligation to have an operating centre that has the ability to house the amount of vehicles nominated on its operator's licence. Thurrock Parkway has been highlighted as an alternative solution for a possible relocation due to an increase in space and the central location within the borough for transport access and ability to respond and carry out its daily duties.</p>

APPENDIX 2

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Place	Grays South Regeneration Area extension	<p>To deliver the Grays underpass, associated public realm and development plots an indicative red line area has been established to define the extent of required land assembly. Currently, the land assembly boundary focusses on the minimum area required to deliver the underpass. This project undertakes to complete a feasibility study to explore the merits of extending the development area northwards to George Street and westwards to Morrisons to create a larger, more flexible development plot, improve town centre circulation, respond to design challenges created by the proposals for the shopping centre area being promoted by New River and take advantage of potential funding opportunities available under the Future High Street Fund or Town Fund.</p> <p>An initial feasibility study will establish the approach to delivery including capacity studies, design studies alongside New River developing proposals for Grays Shopping Centre, and development appraisals to define development costs and returns.</p>
Children's Services	Oaktree Centre Feasibility /Surveys	<p>The project is to survey and identify the work needed to consider the redevelopment or remodelling to make the centre fit for purpose for the provision of the service needs.</p>

APPENDIX 2

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Place	Coalhouse Fort Radar Tower	Capital funding is required to carry out immediate repairs and to undertake a further programme of investigative works. The investigation must be done at the same time as the repairs due to the need to break open failing concrete/examining steel surrounded by concrete. The results of the investigations may produce a need for further capital.
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