

## **Appendix K: FTC Site History**

|                    |                     | Finance & Policies       |
|--------------------|---------------------|--------------------------|
| Services           | Council             | Council Budget           |
|                    |                     | AGAR (Year end accounts) |
|                    |                     | List of Payments         |
|                    |                     | Contracts                |
|                    |                     | Risk Register            |
|                    |                     | Asset Register           |
| Who Does What      | Contact Us          | Grants                   |
| Cemetery           | Councillor Contacts | Price List               |
| Parks & Facilities | Council Meetings    | Policies                 |
| Tennis             | Land & Assets       |                          |
| Football           | Vacancies           |                          |



# Harlington Development

## The Harlington Redevelopment

### Your Latest Update

A lease has just been signed which will guarantee us use of the building for 99 years.

Following a competitive tender, architects have been appointed to develop a refurbishment contract for the existing building.

We will do all we can to improve the current building and possible extensions to increase your experience of using it.

The first priority is to bring the building up to present day building standards with new mechanical and electrical systems and adding insulation to reduce its carbon footprint.

BUT.. interest rates and building costs have increased in recent times so an early Feasibility Study will explore what can be done within the overall funding available.

We are also working to update The Harlington business plan.

## Recent Documents (2020 onwards)

- [Harlington Refurbishment Tender Award Notice](#)
- [Harlington Refurbishment Tender Architect Brief, 2024](#)
- [Harlington Development Tender Assessment Criteria](#) (updated version 23.04.24)
- [Harlington Development Tender Cost Summary Template, 2024](#)
- [Harlington Development Tender Standard Selection Questionnaire, 2024](#)

## Historic Documents (2016 – 2018)

- [Harlington Planning Application](#)
- [Harlington Project Interim Business Plan](#)
- [Harlington Consultation Analysis April 2017](#)
- [Harlington Development Consultation and Consultation Results](#)
- [The Harlington Development Design Options](#) (Repair, Refurbish, Replace) 2017
- [Leaflet – The need to raise the local Council Tax for financial year 2016/17](#)

[Harlington Development Tender Clarification Questions and Answers, 2024](#)  
[Initial Heat Provision Options Skelly and Couch, March 2023](#)  
[Harlington Auditorium Ceiling Inspection Report, Cooper & Withycombe, July 2020](#)

Conditions Survey Report, Cooper & Withycombe, January 2020. *Note split into 3 parts due to file size:*

[Harlington Conditions Survey Report Part 1](#)  
[Harlington Conditions Survey Report Part 2](#)  
[Harlington Conditions Survey Report Part 3](#)

[Charcoal Blue Feasibility Study, June 2016](#)  
[Harlington Location Plan](#)  
[Harlington Floor Plans](#)  
[Asbestos Report](#)



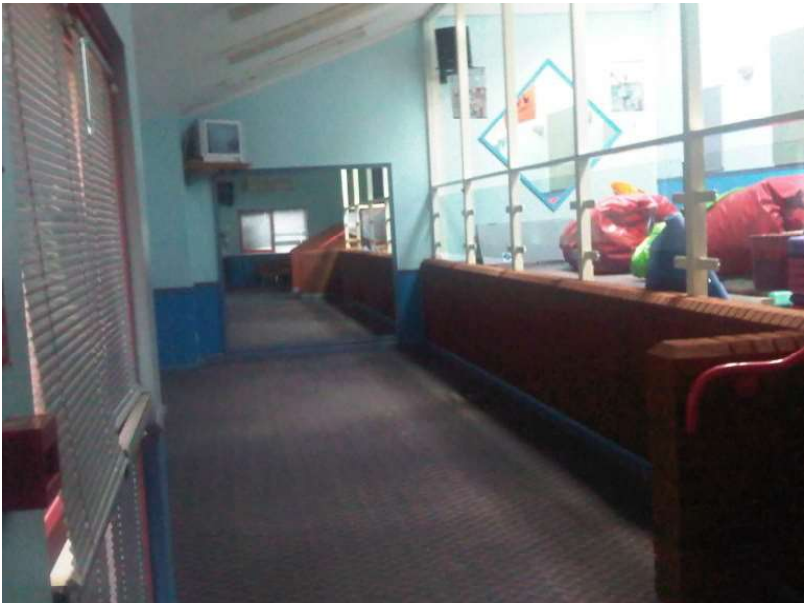
## A Brief History of The Harlington Development

**1972** – The Harlington Centre opened in 1972 as a civic complex offering a meeting rooms, offices and a main hall; which was originally marked out as badminton courts.

**1991** – A major fire in 1991 destroyed the roof to the main hall. Renovation work included the linking of the library building and The Harlington Centre to create a new reception area and coffee shop. We believe the RVS and Fleet Phoenix single storey extensions were also added this year.

**1997** – The building was further modified in 1997 to cover the old bin storage area and create a small split level gymnasium.





**2010** – There was no real focus to the purpose of the building and by 2010 the running costs had escalated and the usage fallen dramatically. In 2010 Hart District Council transferred the operation of the building to Fleet Town Council with the intention to sign a short-term lease because of the potential for a redevelopment of the whole Civic Office area.

Following 18 months of concerted effort by Hart District Council, Hampshire County Council and Fleet Town Council in designing a new civic complex, the initiative collapsed with the withdrawal of the developer funding. Fleet Town Council took the initiative to employ a professional manager to re-brand, market and run “The Harlington” and bring the facility back to being the entertainment and community heart of Fleet.

The original building and the fit out were not of the highest quality and services are starting to fail. The roof leaks water and the building fabric leaks heat. Users

of the Harlington supported the programme of events and community functions, but voiced that the seating, lighting and sound to the theatre were poor, the toilets not up to standard and too small. With no serious investment in repairing or refurbishing the building, services would progressively fail and the building would eventually close which would have significant impacts on the community.

**2015** – In 2015/16 Fleet Town Council ordered a feasibility study and began exploring options to ‘Repair, Refurbish or Replace’ The Harlington. Architects were hired and plans were drawn up which were then put out for feedback at a public consultation. Residents were asked which of the three options they wanted progressed. 53% of the respondents voted for Replace.

OPTIONS SUMMARY

REPAIR

REFURBISH

REPLACE

| Parameter   | OPTION 1<br>Repair         | OPTION 2<br>Refurbish                      | OPTION 3<br>Replace       |
|---|----------------------------|--|---------------------------|
| Enhanced theatre  | No                         | Significant improvement                    | Major improvement         |
| Tiered Retractable Seating                              | No                         | Yes  | Yes                       |
| Balcony Seating   | None                       | Limited                                    | Good                      |
| Multi - functional facility                             | Poor                       | Improved                                   | Good                      |
| Flexible Second Space                                   | Dance Studio               | Yes multi-functional                       | Yes multi-functional      |
| Catering Facilities                                     | Redecorated Coffee Shop    | New Foyer Cafe/bar                         | Flexible Cafe/bar/terrace |
| Accessibility   | Meets minimum standards    | Improved                                   | Good                      |
| Maintenance of services during construction             | Closure during repair work | Better: some continuity using second space | Full availability         |
| Opportunity to Access Public Grants (Arts Council etc.) | Minimal                    | Good                                       | Very Good                 |
| Retention of youth services within the building         | Yes                        | Temporary Extension                        | No                        |
| Retention of RVS within the building                    | Yes                        | No   | No                        |
| Retention of Parking in Gurkha Square                   | 100%                       | 100%                                       | 57%                       |
| Impact on Townscape                                     | None                       | Minimal                                    | Significant               |
| ESTIMATED PROJECT COST (1)                              | £6.3m                      | £9.0m                                      | £9.9m                     |
| Repayment Period (2)                                    | 20 years                   | 37 years                                   | 45 years                  |

(1) Project Cost all inclusive of Construction Cost, Contingencies, Professional Fees and Inflation.

(2) Repayment Period based upon no increase in the current ring fenced Harlington Precept.

**2018** – At the start of 2018 a planning application was submitted to the District Council. Despite the consultation results, Hart were concerned about some residents opposition to building on Gurkha Square, the only area offered by Hart at the time, and asked for a second consultation to be held. This second consultation did not excite many votes and resulted in 60% of the responses rejecting the development on Gurkha Square. As a result of the consultation, it was decided to withdraw the planning application for Gurkha Square – although many residents of Fleet wanted a new building, it was clear they were not happy with the proposed location.





**2019** – At the start of September 2019 we undertook a detailed condition survey of the overall state of the building and of the integrity of the concrete frame. The survey determined that while the building structure was not in imminent danger but, nearly everything inside was termed “beyond its sell by date!”. The leaking roof, failing boilers, lack of insulation and double glazing are just a few of the issues.

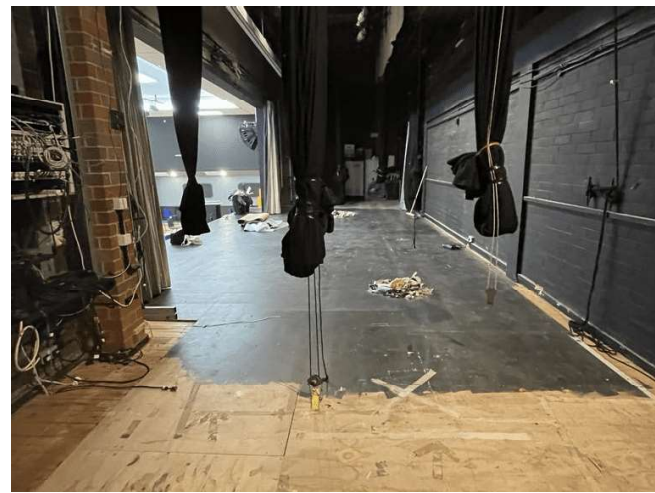
The Condition Survey involved a very detailed room by room assessment of every element of the building. It identified £4.8m worth of work, which included £2m of Mechanical and Electrical work, £1m of major structural work and £1.8m worth of additional works just to bring the building up to building standards, without adding any additional visible benefit.



**2020** – The pandemic hit which stalled things considerably. Staff took the opportunity to undertake some DIY to try and improve the building.







**2023** – At the beginning of 2023 Hart District Council offered the Town Council the opportunity to take on a long-term lease on the building, which once signed, would guarantee us use of the building for the next 99 years. As a result Fleet Town Council decided to initiate a refurbishment of the existing building to carry out essential renovation work and importantly, increase its flexibility of use.

**2024** – With a new Harlington no longer an option, our first priority is to bring the building up to present day building standards with new mechanical and electrical systems and adding insulation to reduce its carbon footprint. Regrettably, interest rates and building costs have increased over the past years and so we will investigate what can be done within the overall funds available. In preparation for the lease for the building, we also went out to tender to find an Architect firm to work with.

**2025** – A lease has just been signed which will guarantee us use of the building for 99 years.

We will do all we can to improve the current building and possible extensions to increase your experience of using it. The first priority is to bring the building up to present day building standards with new mechanical and electrical systems and adding insulation to reduce its carbon footprint. BUT.. interest rates and building costs have increased in recent times so an early Feasibility Study will explore what can be done within the overall funding available.

We are also working to update The Harlington business plan.

We will keep you all updated as this project progresses and hold a public consultation at the appropriate point.

## Additional Information

### Who uses The Harlington?

You can view some of our community uses on the infographic below:



# The Harlington2708



Home to Fleet Town Council, The Harlington opened as a civic complex in 1972, comprising 'Civic Hall/Assembly Room', library, offices and meeting rooms. A major fire in 1991 destroyed the hall, which was rebuilt with improved facilities, reopening in 1994 as the Harlington Centre. The present exterior of the building follows the original form: two wings at right angles in simple 1970s style, two floors, ground floor fenestrated, first floor advanced pebble-dashed vertical ribs between narrower fenestration, flat roof, except over hall where slightly pitched.

Inside, facilities include rooms for social and cultural activities as well as for local exhibitions, conferences and meetings. The public areas include bistro, coffee lounge, public bar and two function rooms, as well as tourist information centre and main hall. The Chernocke Hall is flat-floored, plain room, with an open end stage 18m x 6.5m, with stairs either side leading up from the auditorium. Lighting is on bars in the auditorium. It is a simple but effective multi-purpose venue serving the local community with live music, comedy and other entertainments, as well as classes, exhibitions and conference space.

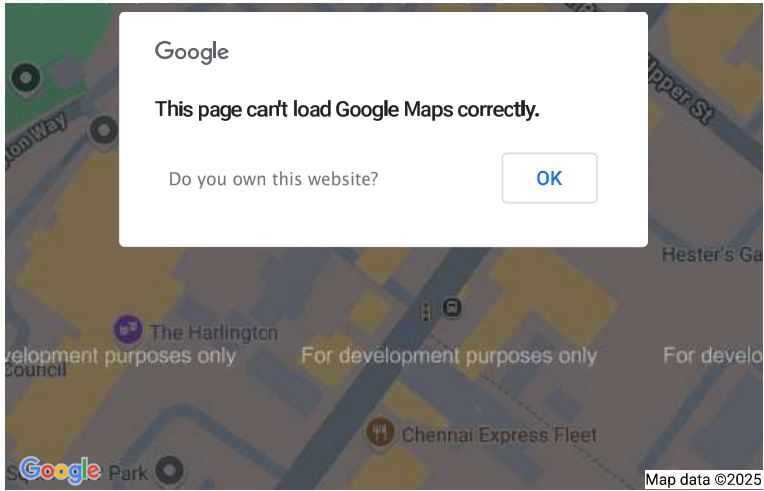
BUILT /  
CONVERTED1972

DATES OF USE

CURRENT STATEExtant

CURRENT USETheatre (multi-purpose community venue, mostly music and comedy)

ADDRESS236 Fleet Road, Fleet, Hampshire, GU51 4BY, England



WEBSITEThe Harlington website  
Fleet Town Council

FURTHER DETAILS

If you would like to comment on or add to the information on the Theatres Database, then please [contact us](#), with 'Database Update' in the subject line.