

Title of meeting: Cabinet

Date of meeting: 21st March 2023

Subject: Hilsea Community Centre Feasibility Outcome - Hilsea Ward

Report by: James Hill - Director for Housing, Neighbourhood and Building Services and Stephen Baily, Director of Culture, Leisure and Regulatory Services

Authors: Kelly Nash - Corporate Performance Manager & James Daly - Culture Development Projects Manager

Wards affected: Hilsea

Key decision: No

Full Council decision: No

1. Purpose of report

1.1. To provide Cabinet with and update on work to establish the feasibility of a new community centre in the Hilsea Ward.

2. Recommendations

2.1. Cabinet is asked to note the outcome of the work to find a suitable location for a potential new community centre in the Hilsea ward.

2.2. Cabinet agrees that in light of the conclusions of the feasibility work that Portsmouth City Council funding and/or building a new community centre is not feasible.

2.3. Cabinet instructs officers to continue to work with VIVID to bring back into use an existing community centre located in the Hilsea Ward at Howard Road to the benefit of the community.

2.4. Cabinet notes the progress of a Youth Investment Fund bid in the Hilsea Ward utilising the VIVID owned community centre located in Howard Road which complements the facility and would work alongside a community centre.

2.5. Cabinet notes the potential for further community space to be available arising from the Hilsea Linear Park consultation and asks that the design of a social housing scheme at Hilsea Lodge considers including a community room/space.



- 2.6. Cabinet notes the work to engage existing property owners in the Hilsea Ward, specifically, Gatcombe House and the Rugby Club to promote a community hire rate and the positive outcome of those discussions.

3. Background

- 3.1 At the Full Council meeting on the 19th of July 2022¹, a notice of motion was passed which asked the Cabinet Member for Housing & Preventing Homelessness & the Cabinet Member for Culture, Leisure and Economic Development, to find suitable locations for a potential new community centre within Hilsea ward and report back to Cabinet regarding the feasibility to open a new community centre in Hilsea.

- 3.2 A range of feasibility activity has been undertaken working with and alongside community engagement activity in the Hilsea Ward linked to Hilsea Linear Park and Hilsea Lodge which provided valuable insight in the views of residents. The feasibility work sought to provide a range of useful information to help assess the need for a new community centre in the Hilsea ward, including, the availability to the community of existing space, the costs to build and operate a community centre.

- 3.3 Though the feasibility work does not support the need in the Hilsea Ward for a new community centre, it emerged that, alongside open and available community space within the Hilsea Ward, there was an existing purpose-built community centre located in Howard Road which could be brought back into use for the benefit of the community. The feasibility work also found opportunity to engage owners of property in the Hilsea Ward, currently available for general hire, to consider a community use hire rate. The feasibility work also highlighted the potential for new community space to be generated as a result of the plans for the Hilsea Lido (Hilsea Linear Park) and for the potential inclusion of a community room/space. The recommendations flow from the feasibility work.

- 3.4 The Director of Culture, Leisure and Regulatory Services has agreement from the owner of Gatcombe House and the Rugby Club that they will offer a reduced hire rate for Hilsea residents.

4 Community Capacity & defining community centres

4.1 Community Capacity

Most of the community centres that Portsmouth City Council supports are run by community associations, which were largely developed from the community by the community based on an identified need. If it is decided to develop a new service or facility for Hilsea, it will be critical to work on capacity within the community to manage it.

¹ [Amendment to Notice of Motion C \(portsmouth.gov.uk\)](https://www.portsmouth.gov.uk)



Some community centres are owned by Portsmouth City Council in its Housing Revenue Account (HRA) and a small number are directly managed by the housing services. There are characterised by a break down in the previous community association operation and can only be held and managed by the housing service where it can be demonstrated that they are directly benefiting PCC social housing tenants. The HRA has entered a period of financial pressure with a structural deficit to resolve limiting its ability to support non-core landlord functions.

Our shared city vision, Imagine Portsmouth, sets our aspirations for:

- A happy and healthy city
- A city with a thriving economy
- A city of lifelong learning
- A city rich in culture and creativity
- A city with easy travel
- A green city

Imagine Portsmouth also outlines the following values:

- We believe in collaboration
- We believe in equality
- We believe in respect
- We believe in our innovation
- We believe in our community

Our experience of delivering a range of community projects suggests that services need to be shaped using a co-production model. The most successful community centres are community driven, with support from Portsmouth City Council and other agencies. In general, people derive more ownership and engagement from services that are done by and for, rather than to.

The NHS defines Co-Production as:

a way of working that involves people who use Health and Care services, carers and communities in equal partnership; and which engages groups of people at the earliest stages of service design, development and evaluation. Co-production acknowledges that people with 'lived experience' of a particular condition are often best placed to advise on what support and services will make a positive difference to their lives. Done well, co-production helps to ground discussions, and to maintain a person-centred perspective.

Co-production is also described as including the following values and behaviours:

- Ownership, understanding and support of co-production by all
- A culture of openness and honesty
- A commitment to sharing power and decisions with citizens
- Clear communication in plain English
- A culture in which people are valued and respected.



PCC has been carrying out a community engagement exercise in Hilsea related to the recent successful bid to the Levelling Up Fund Round One. It will be important to incorporate the lessons from this engagement, and it will also be important to carry out a similar engagement exercise related to any potential new service or facility.

4.2 Defining Community Centres

The former Department for Communities and Local Government funded the Our Place programme between 2014 and 2016, which was delivered by Locality and other partners and emphasised the need for a community-led approach. The project's final report defined Community Hubs as places that 'Put communities at the heart of service delivery, neighbourhoods coming together with local people to identify and work on issues that matter most to them'.

The Our Place project further defined community hubs as:

- Most commonly operating out of buildings, from which multi-purpose, community-led services are delivered.
- Often hosting other partners and access to public services. These co-location approaches are an efficient and effective use of resources.
- They are in themselves a good use of local assets, and the model can help to underpin an enterprising and resilient community organisation.
- They provide services for the community, but also by the community. Local people are involved both in making decisions about how services are run, how buildings are managed, and also supporting delivery through volunteering.
- They are typically run and managed by a dedicated community organisation, but in other instances they may be owned or managed by a public agency such as a housing association, or local authority but with substantial input and influence from the community.
- They need an income to be sustainable and ensure they will be there in years to come. A range of income sources is usually required to cover all of the costs for looking after the building, and running the activities, e.g., grants, donations, hiring out space, delivering contracts, etc.
- Effective community hubs make use of good ideas and resources within the community and are able to adapt to changing circumstances.

The project outlines eight steps to establishing a community hub:

- Understand local needs and demand
- Establish a clear vision and mission with your community
- Develop partnerships, and build relationships
- Develop your strategic objectives
- Develop a business model for your hub
- Secure support and resources to make it happen



- Acquire any assets required
- Establish an appropriate governance structure

A recent study by Built-ID assessed why people are not attending community centres. It found that 85% of residents had either rarely visited or had never visited their local community centre, with almost half saying they didn't even know it existed. Of the 85% of residents who had rarely or never visited their local community centre, 41% said that this was because it didn't provide enough activities that they enjoy.

The study found that people are looking for community centres to support skills development, from employment workshops to cooking classes alongside providing sport facilities for young people and community events to combat social isolation.

COVID-19 has also had an impact as the shift to working from home has resulted in greater demand for community centres to provide flexible workspace. Therefore, there is increasingly a desire for community space to be outdoor space with huge growth in demand for amenities such as outdoor gyms and community gardens.

Bearing in mind the need for community engagement and the different models that could be adopted, at this stage, it would be best to keep an open mind regarding what any new community provision could look like - both physically, and in terms of how it might be delivered.

5. Feasibility Work Undertaken

5.1 Demographic analysis

The following statistics are taken from a ward profile based on the 2011 census and the 2015 Index of Multiple Deprivation:

- Hilsea is home to a higher proportion of children and older people than the Portsmouth average, and the working age population is proportionately smaller.
- 19.1% of residents in Hilsea are aged 0-15, and 15.8% are aged 65+.
- 95.5% of residents speak English.
- 91% of residents were born in the UK, 2.7% in Europe and 6.3% the rest of the world.
- Hilsea ward has a less ethnically diverse population than Portsmouth as a whole (16.0%), and with more born in the UK than Portsmouth (88.7%).
- 3.8% of households in Hilsea are overcrowded.
- The average household size in Hilsea is 2.4.
- 64.9% of residents in Hilsea own their own home, 14.5% live in social housing and 19.1% are privately renting.

- 69.6% of residents in Hilsea live in some kind of house, and 30.5% live in flats.
- 17% of residents have a long-standing illness or disability.
- 25.2% of residents have no access to a car, compared to the Portsmouth average of 33.3%.
- 23.1% of people in Hilsea have no qualifications, while 20.8% have Level 4 qualifications or above (NVQ, diploma or equivalent).
- 31.8% of residents are economically inactive.
- 58.4% of residents travel less than 5 kilometres to work.

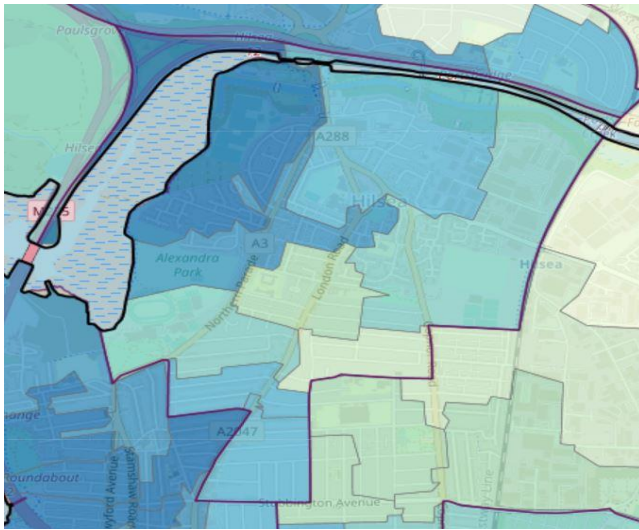
Although these statistics are based on the 2011 census and 2015 Index of Multiple Deprivation, they are the most recent available until the 2021 census results have been fully analysed.

The Local Area Health Profile for Hilsea ward contains the following health data:

	Hilsea	Portsmouth
Income Deprivation %	11.5	13.4
Unemployment %	4.5	5.5
Residents aged 0-15 %	19.5	18.3
Residents aged 16-24 %	9.3	10.5
Residents aged 65+ %	17.3	14.2
Population density per sq. km	4,674	5,313
IMD score	23.7	26.9
Child poverty	15.5	20.2
Older people in Poverty	14.8	17.1
Unemployment %	4.5	5.5
Overweight or obese in Year R %	25.8	25
Overweight or obese in Year 6 %	36.1	36.9
Emergency hospital admissions ratio	99.8	91.9
Incidences of all cancers ratio	106.2	106.9
People with long term illness or disability %	17	16
Life Expectancy at birth (Male)	79.9	78.4
Life Expectancy at birth (Female)	84.1	82.3
Deaths from all causes considered preventable ratio	94.7	124.4

The data suggests that health outcomes in Hilsea are fairly average for Portsmouth as a whole, and that some health factors are significantly better than the city average. Some wider social metrics such as income deprivation, unemployment and life expectancy are all slightly better than the Portsmouth average. Perhaps the most striking statistic is the wide variance between young and old people.

The 2019 Index of Multiple Deprivation ranks wards and Lower Super Output Areas by their relative deprivation compared to other wards in England.



The darker blue areas on the map show more deprived areas, while the lighter green/yellow areas are less deprived. The Index suggests that within Hilsea there are clusters of deprivation around the Hilsea Crescent area, the Naval estate north of Alexandra Park and the Woods area.

The Polar dataset gives statistics for the number of young people who progress into Higher Education. In Hilsea the ratio is 23.8%, which is very slightly higher than the Portsmouth average of 23.64%.

- In most respects Hilsea ward is fairly typical of Portsmouth as a whole.
- There is a relative disparity in age ranges in Hilsea ward, with disproportionate populations of younger and older people. This could suggest a focus on inter-generational community cohesion.
- Lack of connectivity could be a factor, as, whilst Hilsea has better socio-economic indicators than some wards, it is some distance from the city centre and civic amenities.
- Recent anti-social behaviour suggests that young people need to be a focus.

5.2 Hilsea Ward area appraisal of current and previous facilities

5.2.1 Current Facilities

- There is a Community Building in Howard Road called the Hilsea Hub which is owned by Vivid Housing. This is currently partially open but there is an opportunity for this space to be used.
- The Phoenix Naval community centre in Salerno Road is for service-based families only.
- St Francis Church in Northern Parade is part of the North End Ministry and has a hall for hire.
- The Blue Lagoon is a venue at Hilsea Lido. It mainly caters for weddings and events.



- Southdown View, the Vivid Housing development on the site of the old bus depot, has a community room.
- There is a Family Hub on Doyle Avenue.
- There are sports facilities at the Mountbatten Centre, the Gymnastics Centre, Hilsea Lido, ROKO (which is now owned by Portsmouth Football Club) and the Portsmouth Grammar School Playing Fields.
- In terms of public amenities Hilsea also has allotments at Horsea Lane and open spaces at Hilsea Lines and Alexandra Park.
- Gatcombe House is a serviced office complex with conference facilities and meeting rooms. A Grade II listed large country house, it was later offices for the former Hilsea Barracks and then a student hostel.

This is not an exhaustive list of existing community space but did highlight that within the Hilsea Ward there are a range of existing community spaces available.

5.2.2 Previous facilities

Portsmouth City Council previously supported a small community centre on Northern Parade, which was sited north of the junction with Hilsea Crescent but closed in 2001. This small centre had given cause for concern for some time prior to its closure. The major issue was the dominance of the bar and the very low level of community activity offered. There were also concerns about the bar operation, which escalated over time. There were also a number of incidents of violence and complaints from neighbours regarding noise and fighting in the street.

Various efforts were made to introduce proper procedures but with little success. There was therefore a public meeting held in September 1998 with Ward Councillors, the Chair of Leisure and the City Leisure Officer present. At that meeting it was made clear to the community that this was the last chance to operate the centre properly and in response to community needs. However little progress was made. On 2 February 1999 the charity committee called an Extraordinary General Meeting at which they notified their intention to resign and, if no effective committee was formed, to dissolve the Association. A small group did come forward, but the required changes still did not happen and in December 2000 a MIS item was publicised proposing the closure of the centre and the disposal of the site. No objections from Members were received and the centre was closed in March 2001.

Following closure, between June and September 2001, a community consultation exercise took place and the resulting report showed that:

- Residents in the immediate vicinity of the old centre were divided between those who wanted a new community hall on the site, preferably with a bar, and those who were opposed to reinstatement on the grounds of noise and nuisance.



- Residents in the remainder of the ward had no significant interest in a new community building on the existing site.
- Residents in general felt that the area was well provided for with community venues.
- No residents were identified who would be prepared to become involved in managing a community facility.

Whilst the centre closed over 20 years ago, the nature of its closure illustrates the need for sound governance and for an effective management from the community. It might also be that some older residents will recall the issues around its closure, and this might affect how proposals for new provision are viewed.

The Youth Service formerly managed a Youth Club on the City Boys School site, which for many years also hosted the city's Outdoor Education Unit. The site closed when the school transitioned to an Academy as the Trafalgar School and the site was redeveloped.

5.3 PCC owned sites and land

5.3.1 Appendix 1 shows the list of Portsmouth City Council owned buildings and land in Hilsea Ward. An appraisal of all confirmed that none are suitable for the use of a new community centre. Consideration went further to question if any could be repurposed as a community centre and the conclusion was that none lent themselves to that purpose.

5.3.2 Hilsea Lodge Site

5.3.2.1 Background

During the feasibility work the community engagement commenced on the future of the Hilsea Lodge site for housing. Given its location within Hilsea Ward consideration was given to the potential for the site to be used for a new community centre.

The Hilsea Lodge site was an adult social care residential care home, the building was moved into the housing general fund, to facilitate housing development. The original community engagement planned for 20 September 2022 was delayed due to the sad passing of HM the Queen and the funeral. The consultation took place on 15 October 2022 and provided an opportunity to understand the community thoughts on the future of the site and plans for housing.

Portsmouth's Housing and Economic Land Availability Assessment (HELAA) identifies the site as being capable of contributing to meeting housing need in the city. It has been listed as being capable of delivering 24 dwellings in the second period of the local plan (2028-2033).

The site is held within the housing general fund for housing development. The type and form of the housing to be provided is yet to be determined but the



intention is that the housing development will be developed within the Housing Revenue Account to provide some form of affordable council housing. The community engagement is seen as an important step in understanding what form of housing could be provided on the site.

The development will need to be sensitive to the context in the wider area and in particular the location of the Hilsea Lodge site next to accommodation, for example, the Russets, which is for the use of adults with learning difficulties. Adult Social Care will remain engaged as a stakeholder in the decision for the use of the Hilsea Lodge site.

Two 3-bedroom properties form part of the disused care home site and are in use as temporary accommodation for families.

5.3.2.2 Hilsea Lodge consultation

The consultation results from the Hilsea Lodge engagement will be published during March 2023.

The following information is taken from the engagement event and analysis.

The engagement events collected 416 separate community voices: 201 completed feedback forms from Party for Hilsea, 102 from the online survey, 51 from the walkaround Hilsea Ward, Katelyn and Charlie used to collect more opinions, 31 from the comment boxes the team placed in shops, libraries, gyms and other businesses around the ward and around 31 from home visits, emails and phone calls.

Hilsea Lodge Engagement Programme Data High Level Summary

Feedback from **416** local people who gave a total of **541** answers to the open question:

"Tell us about the Hilsea Lodge site. We want to build new housing on the Hilsea Lodge site, in Gatcombe Drive. What would you like us to think about when we put together plans in the future?"

The team collected the feedback from:

- Party for Hilsea (1,200 people) - 201 feedback forms
- Online survey - 102
- Walk around Hilsea - 51
- Comment boxes - 31
- Email - 23
- Post - 7
- Home visit 1

The 541 answers to the open question fell into these 11 categories (ranked in descending order of the number of comments received):



1. Housing - 178 answers - 32.9% of total answers
2. Amenities - 96 - 17.7%
3. Parking, Roads and Transport - 67 - 12.4%
4. Young People - 44 - 8.1%
5. Misc - 39 - 7.2%
6. Sustainability and Environment - 36 - 6.7%
7. Community space - 24 - 4.4%
8. Activities and Events - 21 - 3.9%
9. Wider area - 18 - 3.3%
10. Sport Facilities - 13 - 2.4%
11. Accessibility - 5 - 1%

5.3.2.3 Hilsea Lodge - Next Steps

The site remains an important element of the HELAA to provide residential housing. The consultation will help shape and inform the type of housing to be developed and has not returned feedback which changes the direction of travel. The design will consider how to address concerns like parking in the area and also the options for a community room/space benefiting the development and the wider community. The intention remains for the city council to retain ownership of the site and to develop the housing using its housing revenue account. The engagement results will be published in March 2023 and used to form the basis of a feasibility study which will be costed. A report will then be taken to a Housing Decision meeting in late summer/early autumn 2023 to agree the development and secure HRA capital to bring forward the development.

5.3.3 **Indicative costs to build and operate a new community centre**

The following provides an indication of the capital cost to build a community centre and the revenue costs involved in the operation of a centre. These are indicative and based on comparative costs. If the City Council decided to build a new community centre in any ward the capital costs to do so are significant and would draw upon limited capital funding available. Options to borrow would be based upon an operating model that could repay the borrowing and it is doubtful if that could be achieved given the community capacity required to do so and the level of community space available through the city which competes from the same revenue.

Community centres vary in size so to provide a range of the potential costs the example of a centre similar to the size of the Fratton Community Centre and a small centre similar to the size of the Milton Village Hall Community Centre has been used.



5.3.4 New Community Centre Build Cost – Fratton sized centre

5.3.4.1 Cost for a new build community facility (similar sized to Fratton Community Centre - Construction of new three storey community centre comprising Sports Hall, Main Hall, Pre-school area, Creche, Meeting Rooms, Kitchens, Reception and Foyer area) would be around a tender range of **£13,450,000 - £16,815,000** capital cost. This is a desk top exercise using assumptions from BCIS benchmark and costings from the Somers Orchard Development (Gibson Centre) and through review of the HNB, Building Services quantity surveyor.

The works are inclusive of the following:

- Demolition of the existing Hilsea Lodge Building
- Construction of a new three storey community centre (framed construction), using Fratton Community Centre as a model (1695m²).
- This includes the sports hall and main hall, as well as the other facilities at Fratton.
- External works including site preparation, soft & hard landscaping, roads, paths, paving, parking (50nr spaces), fencing, drainage and services.

5.3.4.2 New Community Centre Fit out Cost

£62,500.00, one off capital cost. This figure assumes a 'standard' fit out to include fixtures and fittings akin to a typical community centre providing a range of rooms for mixed use.

5.3.4.3 New Community Centre Operating Costs

£69,056 revenue cost per annum, this assumes an operating model. This assumes directly employed community staff, so a model in which PCC would own and manage the centre. The figure could be less and would likely be so if operated by the community.

5.3.5 New Community Centre Build Cost – Milton Community Centre size

Cost for a new build community facility (similar sized to Milton Community Centre - Construction of new single storey community centre comprising Hall, Meeting Rooms, Kitchen/Servery/Café area) would be around a tender range of The tender estimate range is **£2,385,000 - £2,985,000** capital cost. This is a desk top exercise using assumptions from BCIS benchmark and costings from the Somers Orchard Development (Gibson Centre) and through review of the HNB, Building Services quantity surveyor.

5.3.5.1 The works are inclusive of the following:

- Demolition of the existing Hilsea Lodge Building
- Construction of a new single storey community centre (framed construction), using Milton Village Hall as a model (350m²).



- Remedial works to the adjacent building at the party wall (Russets)
- External works including site preparation, soft & hard landscaping, roads, paths, paving, parking (35nr spaces), fencing, drainage and services.

5.3.5.2 New Community Centre Fit out Cost

£46,500, one off capital cost. This figure assumes a 'standard' fit out to include fixtures and fittings akin to a typical community centre providing a range of rooms for mixed use.

5.3.5.3 New Community Centre Operating Costs

£66,454 revenue cost per annum, this assumes an operating model. This assumes directly employed community staff, so a model in which PCC would own and manage the centre. The figure could be less and would likely be so if operated by the community.

5.3.6 Conclusion

If the City Council had a site available, the capital cost to build and fit out a centre remains significant and within the range shown above. In order to use borrowing for the capital a business case would need to show that any borrowing costs could be recovered from the revenue generated by the centre and that is doubtful given the issues that many existing centres are facing in generating sufficient income.

6. Reasons for the recommendations

6.1 The feasibility work to understand the demographics and current facilities available in the Hilsea Ward doesn't support the need for a new community centre. It is also of note that the Hilsea Linear Park scheme (Hilsea Lido) scheme presents a significant opportunity within the Hilsea Ward to incorporate further community space and facilities. The Hilsea Lodge development provides an opportunity to consider a community room/space and there are existing properties available for community hire which have agreed a community use hire rate.

6.2 The City Council has limited options available to it both in terms of land availability and sites which could be used to provide a new community centre or existing buildings that could be repurposed, notwithstanding the lack of funding available to it both in terms of capital and revenue.

6.3 The Hilsea Lodge site remains suited to a housing development to be delivered by the City Council through its Housing Revenue Account to support housing need in the city, having regard to the outcome of the community engagement feedback and sensitive to the location.

6.4 An existing community centre purposely built as a community centre located in Howard Road and owned by VIVID represents an opportunity to address the identified 'youth needs' in the Hilsea Ward through the Youth Investment Fund

bid and additionally, represents an opportunity to work with VIVID to bring the Howard Road Community centre back into use as a community centre for the benefit of the wider community.

7. Integrated impact assessment

7.1 An integrated impact assessment was not required to undertake this feasibility work.

8. Legal implications

8.1 The report balances the various strands and is within the construct of legality and competency - there has been a relevant and focussed consideration of the issues with clear consultation thereby mitigating potential challenge in terms of reasonableness, fairness and equality not having been considered as part of the decision making process.

9. Director of Finance's comments

9.1 At this time there are no financial implications arising directly from the recommendations contained within this report.

9.2 In the event that work undertaken as a result of recommendation 2.3 identifies a financial commitment by the Council may be necessary, a further report including an outline business case and options for financing will be brought forward at that time.

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Signed by: James Hill - Director of Housing, Neighbourhood and Building Services

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Signed by: Stephen Baily, Director of Culture, Leisure and Regulatory Services

Appendices:

Appendix 1 – PCC owned vacant sites and land in Hilsea ward (a list of all council owned assets is available on the PCC website)

Background list of documents: Section 100D of the Local Government Act 1972

The following documents disclose facts or matters, which have been relied upon to a material extent by the author in preparing this report:

Title of document	Location
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The recommendation(s) set out above were approved/ approved as amended/ deferred/ rejected by on

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Signed by:

Appendix 1 - PCC owned vacant sites and land in Hilsea Ward

Site Name	Size (m2)	Portfolio	Customer	Use
BASTION 3, SCOTT ROAD	590	Culture & Leisure	VACANT - ADVERTISED	CASEMATE
LIMBERLINE SPUR, HILSEA INDUSTRIAL ESTATE, BUILDING 2, UNIT 8	76	Leader (ex-PRED)	VACANT - ADVERTISED	INDUSTRIAL UNIT
LIMBERLINE SPUR, HILSEA INDUSTRIAL ESTATE, BUILDING 3, UNIT 18	109	Leader (ex-PRED)	VACANT - ADVERTISED	INDUSTRIAL UNIT
LIMBERLINE SPUR, PHASE 2 UNIT 24	51	Leader (ex-PRED)	VACANT - NOT YET ADVERTISED	INDUSTRIAL UNIT
LIMBERLINE SPUR, PHASE 2 UNIT 31	168	Leader (ex-PRED)	VACANT - ADVERTISED	INDUSTRIAL UNIT
LIMBERLINE SPUR, PHASE 2 UNIT 36	164	Leader (ex-PRED)	VACANT - ADVERTISED	INDUSTRIAL UNIT
NORWAY ROAD, H03, PORTSMOUTH WHOLESALE FOOD CENTRE, UNITS 1-8	7,856	Leader (ex-PRED)	VACANT - ADVERTISED	INDUSTRIAL UNIT

Site Name	Portfolio	Use
COPNOR ROAD, EAST SIDE, END OF LARKHILL ROAD	Culture & Leisure	Land
COPNOR ROAD, GATCOMBE GARDENS AND VERGES	Culture & Leisure	Land



HILSEA LINES, FROM PERONNE ROAD FOOTBRIDGE EAST TO RAILWAY BRIDGE, PRED LAND	Leader (ex-PRED)	Land
HILSEA LINES, FROM PERONNE ROAD FOOTBRIDGE WEST TO LONDON ROAD, PRED LAND	Leader (ex-PRED)	Land
HILSEA LINES, FROM RAILWAY BRIDGE TO ANCHORAGE PARK, AIRPORT SERVICE ROAD	Leader (ex-PRED)	Land
HILSEA LINES, PERONNE ROAD FOOTBRIDGE TO RAILWAY BRIDGE, SCOTT ROAD (CULTURE & LEISURE LAND)	Culture & Leisure	Land
LIMBERLINE ROAD, LAND AT EAST END	Leader (ex-PRED)	Land
LONDON ROAD, HILSEA MOAT, CENTRAL & EAST SIDE AND ADJOINING LAND	Culture & Leisure	Open space
LONDON ROAD, JOHN WESLEY GARDENS AND VERGE BY GATCOMBE PARK	Culture & Leisure	Land
LONDON ROAD, LAND NORTH OF HILSEA LIDO AND SOUTH OF CREEK	Leader (ex-PRED)	Open space
LONDON ROAD, PORTSBRIDGE ROUNDABOUT CAR PARK, VERGES	Culture & Leisure	Land
PORTSBRIDGE TO PERONNE ROAD, PORTS CREEK AND LAND BY MOAT	Leader (ex-PRED)	Open space
SPINNAKER DRIVE, OPEN SPACE, FORMER HMS PHOENIX SITE	Culture & Leisure	Land