



THE LONDON BOROUGH
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DATE: 28 March 2017

To: Members of the
**RENEWAL AND RECREATION POLICY DEVELOPMENT AND SCRUTINY
COMMITTEE**

Councillor Michael Rutherford (Chairman)
Councillor Julian Benington (Vice-Chairman)
Councillors Vanessa Allen, Douglas Auld, Peter Dean, David Jefferys, Alexa Michael,
Michael Tickner and Stephen Wells

Non-Voting Co-opted Members
Andrew Wolckenhaar, Bromley Youth Council

A meeting of the Renewal and Recreation Policy Development and Scrutiny
Committee will be held at Bromley Civic Centre on **WEDNESDAY 5 APRIL 2017**
AT 7.00 PM

MARK BOWEN
Director of Corporate Services

Copies of the documents referred to below can be obtained from
<http://cds.bromley.gov.uk/>

PART 1 AGENDA

Note for Members: Members are reminded that Officer contact details are shown on each report and Members are welcome to raise questions in advance of the meeting.

STANDARD ITEMS

- 1 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS**
- 2 DECLARATIONS OF INTEREST**
- 3 QUESTIONS FROM COUNCILLORS AND MEMBERS OF THE PUBLIC
ATTENDING THE MEETING**

In accordance with the Council's Constitution, questions to this Committee must be received in writing 4 working days before the date of the meeting. Therefore please ensure questions are received by the Democratic Services Team by 5pm on Thursday 30 March 2017.

- a **QUESTIONS FOR THE RENEWAL AND RECREATION PORTFOLIO HOLDER**
- b **QUESTIONS FOR THE CHAIRMAN OF RENEWAL AND RECREATION PDS COMMITTEE**

4 **MINUTES OF THE SPECIAL RENEWAL AND RECREATION PDS COMMITTEE MEETING HELD ON 7 MARCH 2017** (Pages 3 - 30)

5 **MATTERS ARISING FROM PREVIOUS MINUTES AND UPDATES**
(There are no matters outstanding from previous Minutes.)

HOLDING THE RENEWAL AND RECREATION PORTFOLIO HOLDER TO ACCOUNT

6 **PRE-DECISION SCRUTINY OF RENEWAL AND RECREATION PORTFOLIO REPORTS**

The Renewal and Recreation Portfolio Holder to present scheduled reports for pre-decision scrutiny on matters where he is minded to make decisions.

a **BUDGET MONITORING 2016/17** (Pages 31 - 38)

b **CAPITAL PROGRAMME MONITORING - 3RD QUARTER 2016/17 AND ANNUAL CAPITAL REVIEW 2017 TO 2021** (Pages 39 - 44)

POLICY DEVELOPMENT AND OTHER ITEMS

7 **TOWN CENTRES DEVELOPMENT PROGRAMME UPDATE** (Pages 45 - 54)

8 **CHAIRMAN'S ANNUAL REPORT 2016/17** (Pages 55 - 56)

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RENEWAL AND RECREATION POLICY DEVELOPMENT AND SCRUTINY COMMITTEE

Minutes of the meeting held at 7.00 pm on 7 March 2017

Present:

Councillor Michael Rutherford (Chairman)
Councillor Julian Benington (Vice-Chairman)
Councillors Vanessa Allen, Douglas Auld,
Alexa Michael, Michael Tickner and Stephen Wells

Also Present:

Councillor Peter Morgan

62 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

Apologies for absence were received from Councillor Peter Dean, Councillor David Jefferys and the Bromley Youth Co-optee, Andrew Wolckenhaar.

63 DECLARATIONS OF INTEREST

The standard declarations of Members were noted as previously reported at the R&R PDS meeting held on 5 July 2016.

As a resident of Downe Village, Councillor Benington declared a non-pecuniary interest in Item 5 – Broadband Infrastructure Investment, as paragraph 3.2 of the report referred to the funding of £49,702, awarded to Downe Village Residents' Association in May 2016 for a similar broadband scheme.

64 MINUTES OF THE RENEWAL AND RECREATION PDS MEETING HELD ON 26 JANUARY 2017

Minute 49 - Contracts Register Update 2016/17

The first sentence of the penultimate paragraph was amended to read:-
'*Tenders for the main library contract* were due back by 15 February 2017 following which, a special meeting of the R&R PDS Committee would be convened to scrutinise responses.

Minute 48 – Renewal and Recreation PDS Committee Work Programme (April 2017)

The fourth paragraph was amended to read:- 'A special meeting of the Committee would also be scheduled to consider the latest round of tendering for *the main library contract*.'

It was reported that the tender period for the library contract had now expired and a special meeting of the R&R PDS Committee would be convened once submissions had been analysed.

RESOLVED that subject to the amendments outlined above, the Minutes of the meeting held on 26 January 2017 be confirmed and signed as a correct record.

65 PROPOSED PUBLIC REALM PROJECT AND MARKET REORGANISATION FOR BROMLEY HIGH STREET

Report DRR17/005

Members considered the options outlined for the relocation and reorganisation of Bromley Market, its future format and funding for the proposed scheme, including additional temporary staffing resources to manage the market transition project.

The Head of Renewal gave a presentation to Members which included information on the following:-

- The Design Concept of 2014;
- Stage 1 – Consultation and Site Analysis Report and the establishment of design principles;
- The design development of six character areas;
- Stage 2 – Developed Design concepts;
- Stage 3 – Developed Design concepts – further design changes including modular examples of Market Square kiosks and relocation of the market; modular examples of street furniture and the paving pattern for Market Street;
- Churchill Square and the High Street Garden including visual examples of planters, lighting and integrated seating;
- CGIs of pop-up kiosks and the High Street Garden; and
- Bromley Town Centre Scheme costs.

A full copy of this presentation is attached as Annex A to these Minutes.

With regard to Churchill Gardens (Opportunity Site G within Bromley's Area Action Plan), Members were advised that the Units 102-106 High Street (Halifax Building Society and 'The Works' retail shop) are included in the next phase of redevelopment of Opportunity Site G. It was a key design objective to improve the link between the High Street and the Church House Gardens. The rest of the next phase of Opportunity Site G would be developed behind the High Street.

Upgraded water and electricity points would be installed for the proposed Market Square kiosks. Each modular unit would have openings on three sides and would stand back-to-back against each other. The detailed design

of the kiosks would be brought back for Member consideration following consultation with potential tenants, future market operators and other stakeholders. The modular style of kiosk selected would allow a variety of finishes to be applied subject to operators and design preferences. It was anticipated that larger spaces would be allocated between stalls as opposed to the way they were currently set out.

Powerpoints would be installed at the new multi-purpose events space in Churchill Square and could also be linked to the enhanced public square proposed as part of the next phase of development on Site G (Churchill Gardens).

Subject to Council approval, Phase 1 of the improvement works would be implemented from July 2017 until November 2017. The extent of the works completed in the first phase would be subject to the requirement to close down works for the Christmas trading period in November. The work programme envisaged this would be down as far as the Marks & Spencer frontage. The next Phase would then take place from January 2018 until November 2018 during which time the market would be relocated.

In regard to the proposed enhanced cleaning and maintenance work, it was reported that a further four hours cleaning would be undertaken each day in addition to the regular cleaning schedule; this would include the Bromley North Village area. Members were advised that the specialist equipment referred to in Option 2 (page 20) would not be capable of removing chewing gum. The Head of Renewal agreed to look into the possibility of purchasing an alternative machine to accomplish both high quality cleaning and the removal of gum.

There was strong public support for 'greening-up' the High Street. Planters were designed with integrated seating which had a potential life span of 25-years. The largest planter would measure approximately 9.7 metres in width and the minimum distance between the trunk of any planted tree and its canopy would be at least 2m so as not to obstruct the view looking up towards Market Square.

Whilst Members welcomed the establishment of the High Street Garden, there was concern that young trees may be damaged or vandalised. The Head of Renewal confirmed that semi-mature robust trees would be planted and the protection of these trees would be discussed with the responsible contractor. Watering and maintenance was also a concern raised by Members. It was reported that officers had worked with landscape and maintenance company 'idverde' who had advised on the appropriate depth of the planters and the species of tree to be planted. The contractor/installer would take full responsibility during the first year for all maintenance and watering. In addition a supplementary annual maintenance schedule has been costed and included as part of the revenue growth item.

Development of the commercial units would take place during the second phase of the scheme. It was confirmed that these would not be placed directly outside any shops belonging to The Glades shopping centre.

Having looked at the four options available, Members were divided in their preferred choice of kiosk design and were informed that adaptations concerning style, material and colour could be made. Further discussions concerning the kiosks would take place and be reported for consideration in July.

In regard to recommendations 4.1 and 4.2 of the report, Members agreed to defer making a decision on the allocation of £720k of the total £3.564m Growth Fund monies requested until the outcome of the detailed design and final costs for the market kiosks become available in July.

Members were advised that no in-house resources were available to provide the necessary co-ordination for the transition of the market to the proposed new format. The assessment of options for generating profit would need to be undertaken so it was important that an appropriate project officer was employed for a temporary period of 12 months to provide the necessary work.

Referring to recommendation 2.3, The Head of Renewal reported that the first tranche of S106 payments from the Langley Park development, covering affordable homes, had been invoiced to the developer as development was considered to have commenced. Future payments of £4m for economic initiatives to cover the loss of employment space will be time linked to the commencement of development, with the first payment of £2m due in two years.

The first two sentences of paragraph 5.11 were amended to read:- 'Members are asked to note that both the market kiosks and the larger commercial units would be rateable and therefore additional Business Rates of around £10k per annum would be payable on these, based on the Kingston Market. These costs would be recovered from the kiosk occupants or paid directly by occupiers.

Members were informed that further work was needed around the shaping and context of the proposed market relocation, together with appropriate legislation and this was something the Bromley BID would be consulted upon. Officers would also work with BID Members to minimise any disruption between Marks & Spencer and Elmfield Square during the work period July to November 2017. Members of the BID were in attendance at the meeting and reported no negative feedback on the proposals so far.

In regard to the future operation of the market, Members supported the preferred option (c) (paragraphs 3.17 to 3.22) and were advised that once established, new management arrangements for the market would be sought and would include consultations with the Bromley BID.

It had come to Councillor Benington's attention that there were proposals to erect a number of 3m x 1.7m electronic advertising boards in the area and he put forward a motion that the Executive be recommended to reconsider and review this proposal in 2019 when all the scheduled work had been completed. This motion was seconded by Councillor Tickner. Members considered that erecting advertising boards along the High Street, north of Elmfield Road and on Market Square, would have a negative effect on the town centre, especially since the Council had invested in improving the visual impact of the area. They therefore expressed opposition to the proposals.

RESOLVED that Members of the Executive be recommended to:-

- 1) approve the Detailed Design and programme for the Bromley Town Centre Public Realm Improvement Scheme, comprising the ground plane works extending from Market Square to the Elmfield Road junction costed at £2.844m;**
- 2) agree that a total of £2.844m be allocated from the Growth Fund and added to the Capital Programme to undertake the implementation of the scheme, subject to Full Council approval.**
- 3) agree that a decision to allocate £720k from the Growth Fund to the Capital Programme be deferred until the outcome of the detailed design and final costs for the market kiosks are submitted for approval in July 2017;**
- 4) agree that should the S106 funding of £4m be received from the Langley Court development, the scheme be funded by these monies and the total cost of £3.564m be returned to the Growth Fund;**
- 5) approve annual growth of up to £60k to cover the enhanced cleaning and maintenance costs from April 2018, subject to the level of income generated from the commercial kiosks;**
- 6) review the options for the future operation of the market set out in paragraph 3.15 and agree the preferred option (c), to approve the relocation, reorganisation and relaunch of Bromley Town Centre market as outlined in paragraphs 3.17 to 3.22;**
- 7) approve the taking of all necessary steps to relicence the market and street trading arrangements under the Food Act as recommended in paragraph 3.21 and Section 7;**
- 8) approve the allocation of £40k from the Growth Fund to meet the cost of employing a temporary project officer for a period of 12 months to provide the necessary co-ordination for the transition of the market to the proposed new format; and**

- 9) **plans to install a number of 3m x 1.7m electronic advertising boards be reconsidered and reviewed in 2019 when the High Street and Market Square reorganisation is complete.**

66 BROADBAND INFRASTRUCTURE INVESTMENT

Report DRR17/017

Members considered a proposal received from Cudham Village Residents' Association for Growth Fund funding towards the provision of upfront Broadband infrastructure as set out in paragraph 3.3 of the report.

Members considered the request to be reasonable and **RESOLVED that Members of the Executive be recommended to approve funding of £15k from the Growth Fund to support the community initiative detailed in paragraph 3.3 of the report and agree that the Executive Director of Environment and Community Service be delegated authority to release the final funding with the agreement of the Portfolio Holder for Renewal and Recreation and the Director of Corporate Services.**

67 LOCAL GOVERNMENT ACT 1972 AS AMENDED BY THE LOCAL GOVERNMENT (ACCESS TO INFORMATION) (VARIATION) ORDER 2006, AND THE FREEDOM OF INFORMATION ACT 2000

RESOLVED that the Press and public be excluded during consideration of the item of business listed below as it was likely in view of the nature of the business to be transacted or the nature of the proceedings that if members of the Press and public were present there would be disclosure to them of exempt information.

68 EXEMPT MINUTES OF THE RENEWAL AND RECREATION PDS MEETING HELD ON 26 JANUARY 2017

RESOLVED that the Exempt Minutes of the meeting held on 26 January 2017 be confirmed and signed as a correct record.

The meeting ended at 8.05 pm

Chairman

Bromley High Street Improvements – Phase 2

Renewal & Recreation PDS

07 March 2017

Concept Design 2014

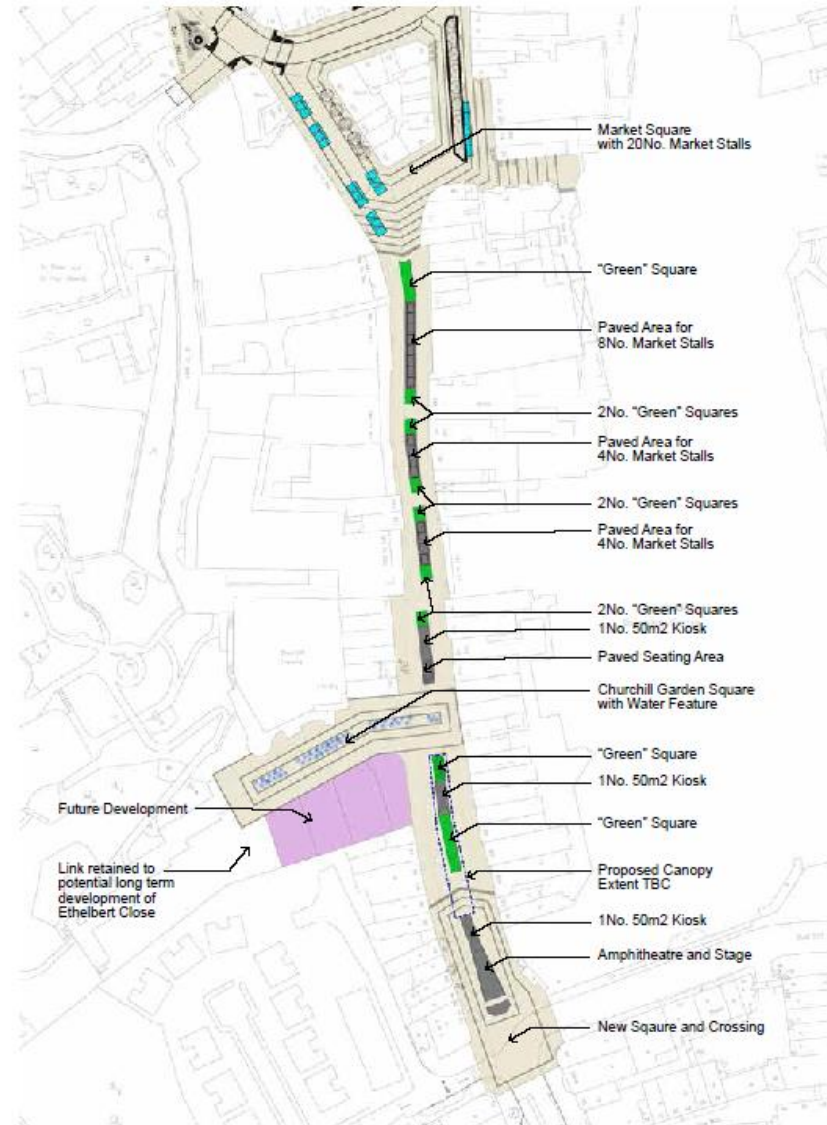
Presented to R&R PDS in November 2014, established the principle of:

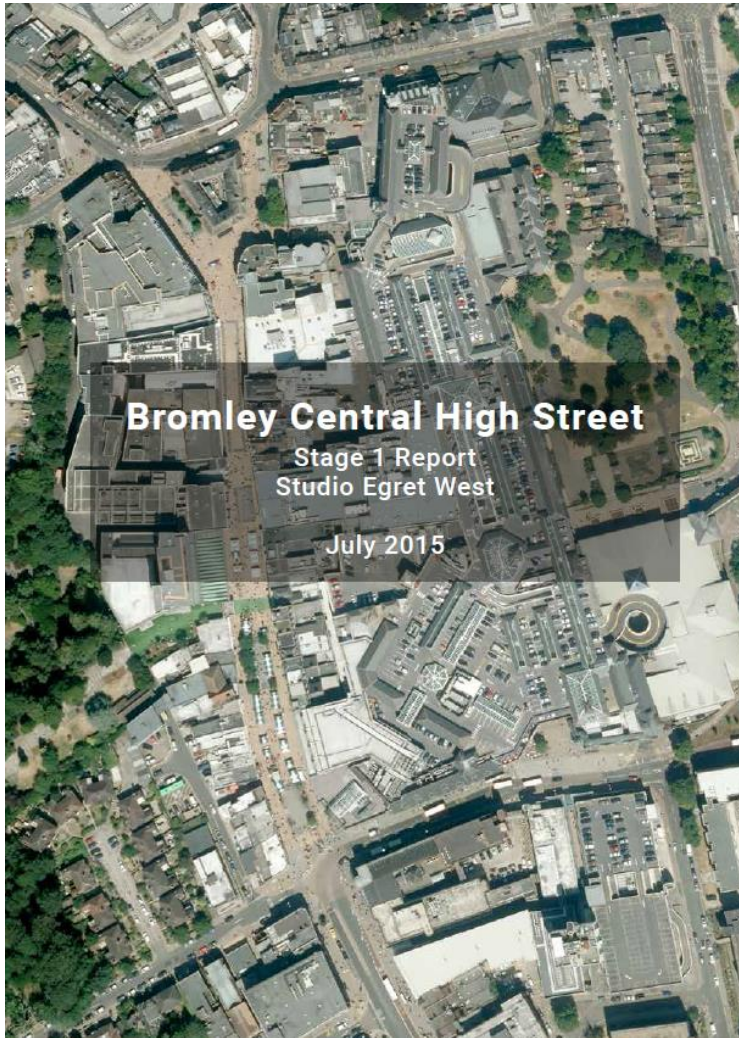
- Extending BNV design & Material treatment
- Creation of distinctive spaces/Green Squares
- New covered areas and new seating
- New commercial space in the High Street.
- Moving the market

**BROMLEY
HIGH STREET**

Initial Concept
07.03.14

PROPOSED PLAN





Stage 1 Consultation and Site Analysis Report

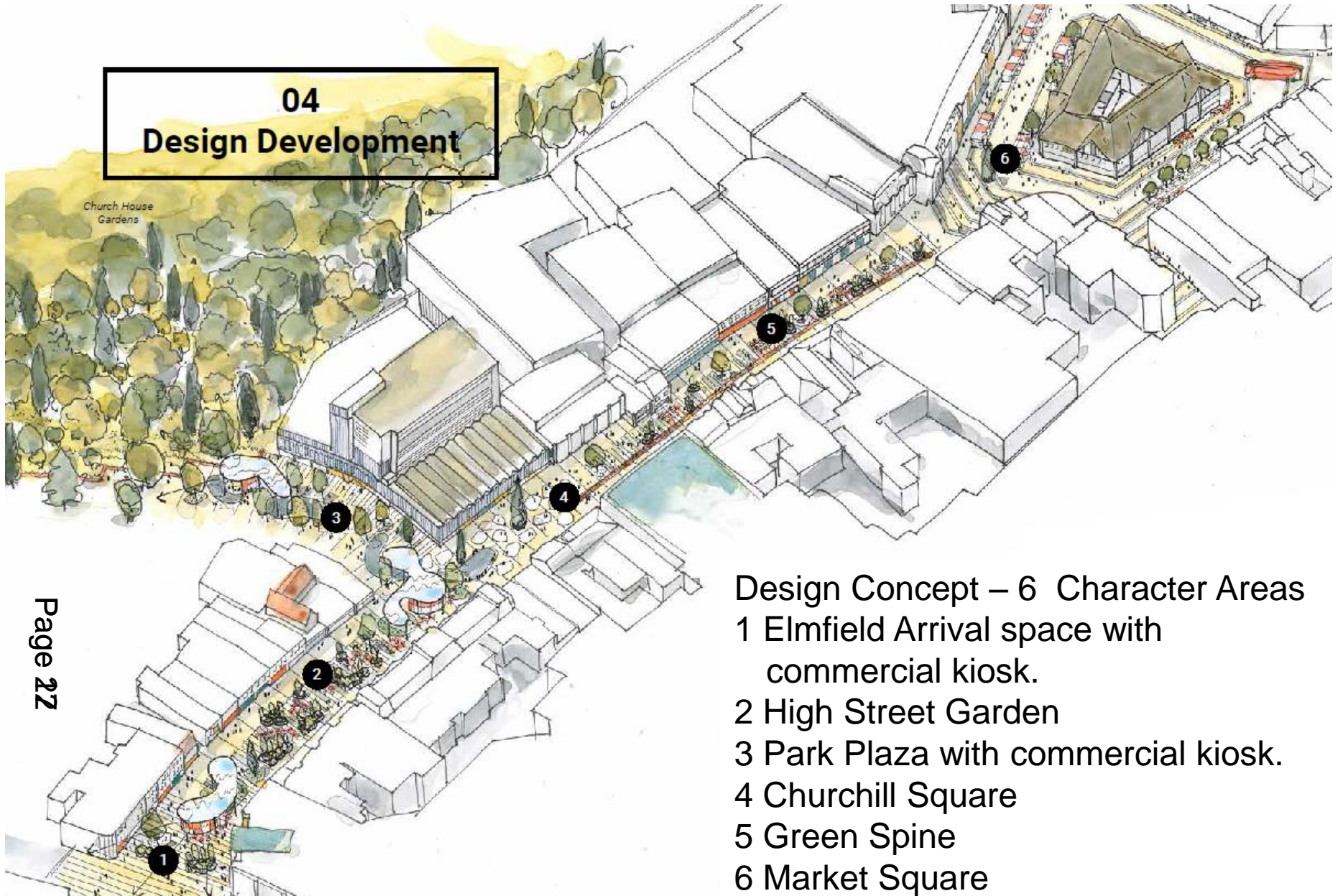
Consultation with public and local businesses after which the following design principles were established:

1. Introduce a hierarchy of public space where people can dwell.
2. Green the High Street.
3. Create shelter within the high street for year round enjoyment.
4. Create better links to Bromley's greenspace
5. Encourage street activity and enhance pedestrian experience.

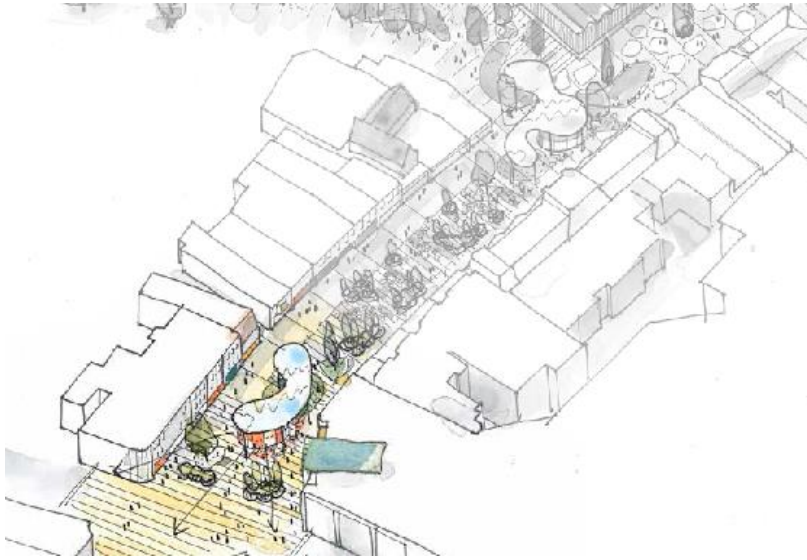


04 Design Development

Church House
Gardens



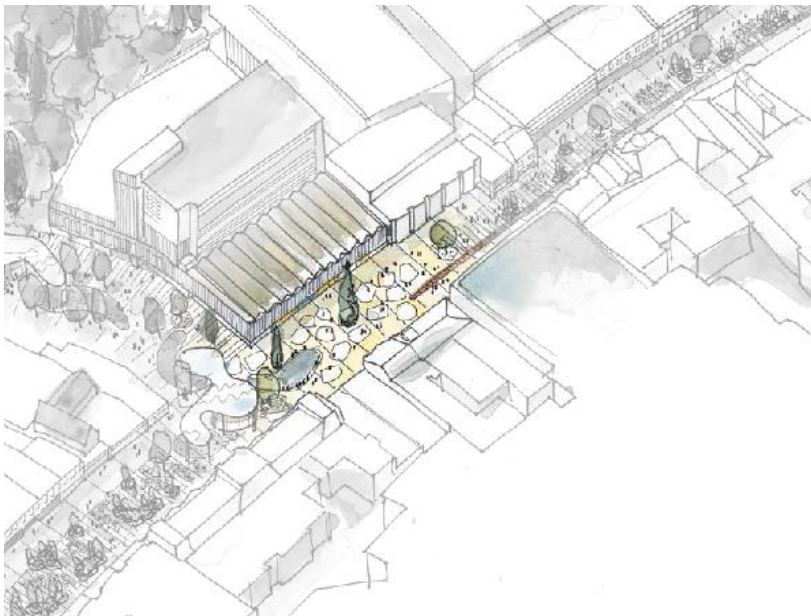
- Design Concept – 6 Character Areas
- 1 Elmfield Arrival space with commercial kiosk.
 - 2 High Street Garden
 - 3 Park Plaza with commercial kiosk.
 - 4 Churchill Square
 - 5 Green Spine
 - 6 Market Square



Elmfield Arrival Space



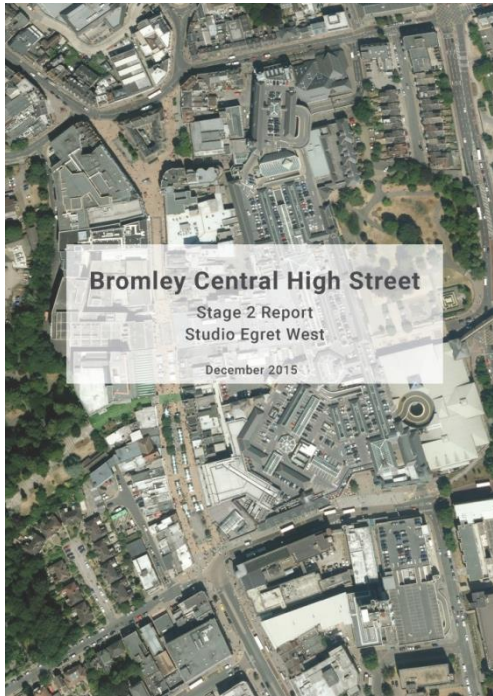
High Street Garden



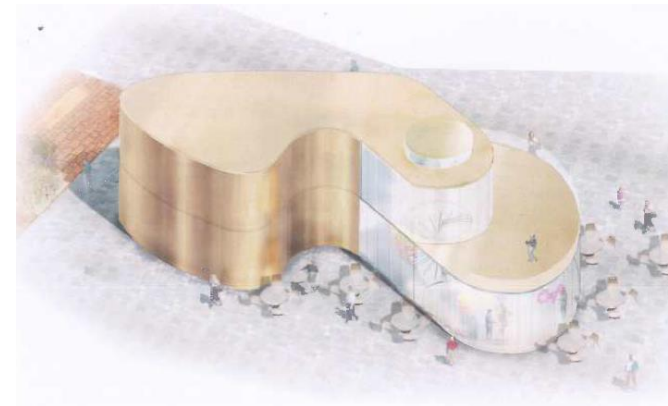
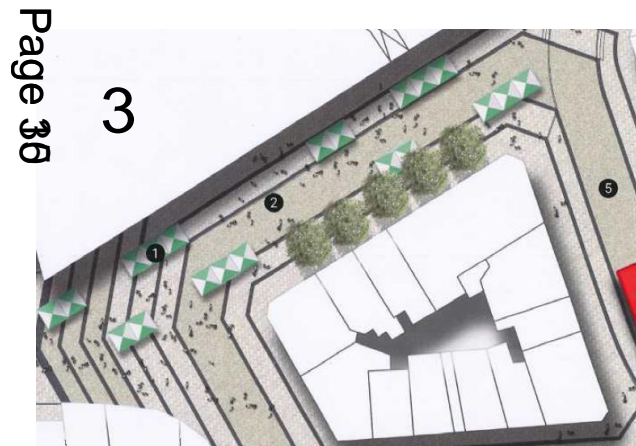
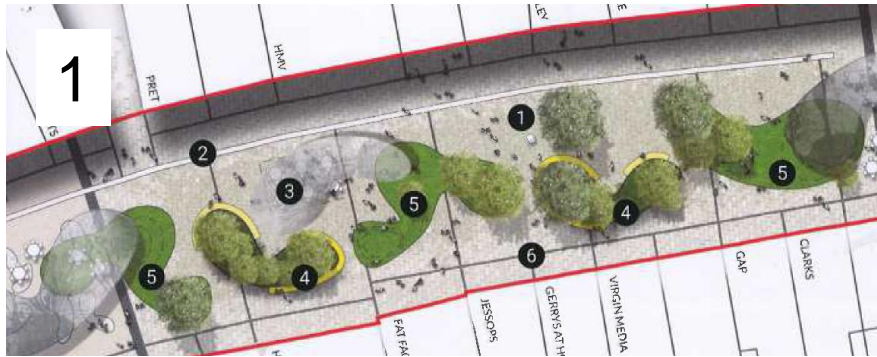
Churchill Square



Market Square

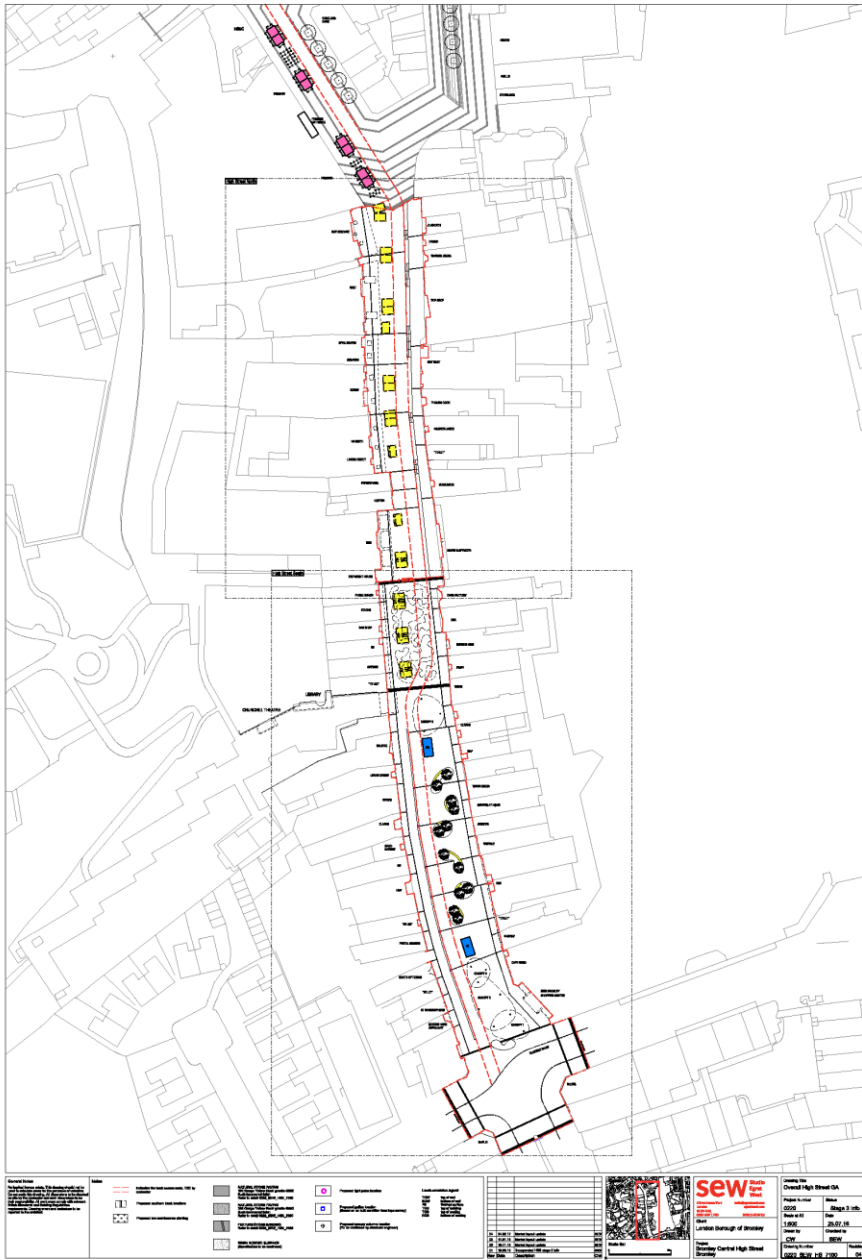


Stage 2 Concept Design - endorsed at the Executive 2nd December 2015.



Developed Design concepts:

1. Garden space comprising Broom shaped planters.
2. The market relocated north with stalls spaced out.
3. Market Square 'activated' with market stalls.
4. Mirrored Canopies/commercial units 'bookending' the lower half of the High Street.



Stage 3 Developed Design

Design changes further to Stage 2:

- Market kiosks on Market Square.
- Pop-up market stalls located on the west side of the High Street.
- Commercial units reduced in size and separated from mirrored canopies.

Further design changes in response to recommendations by members in October 2016.

- Smaller planters.
- Relocated commercial units.



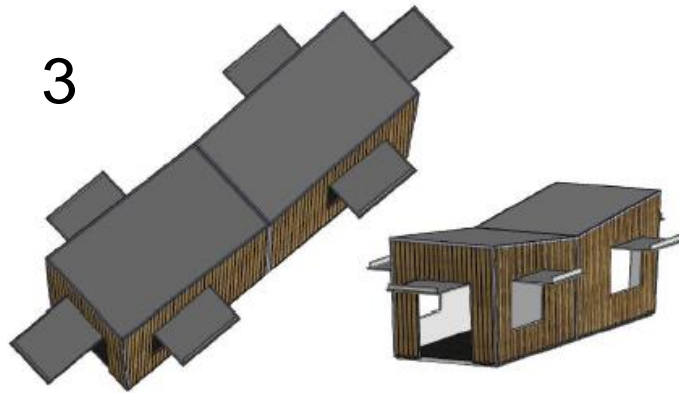
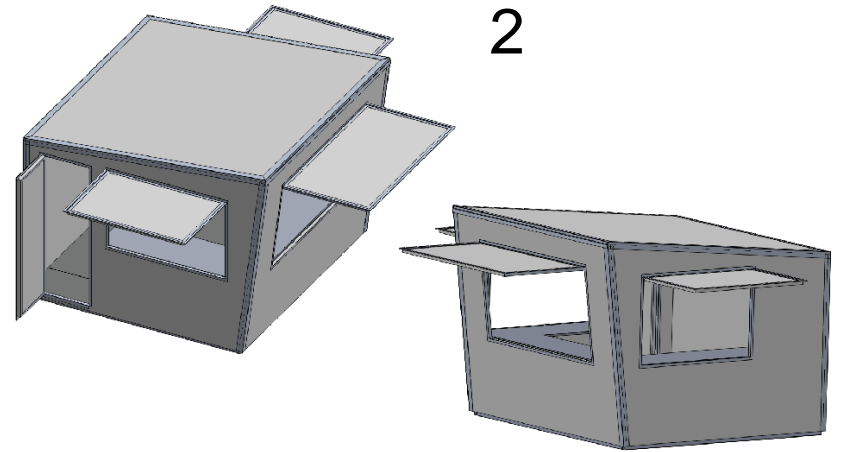
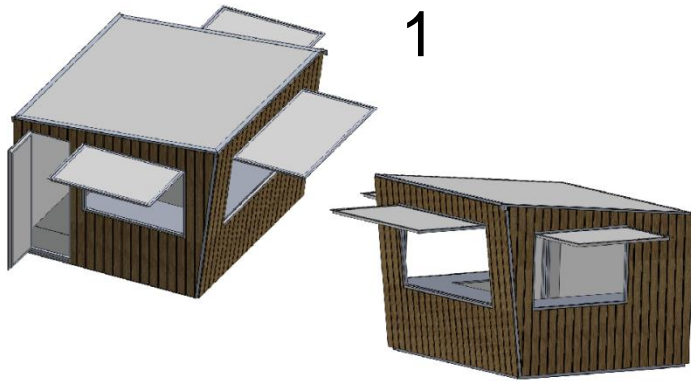
Page 37

coffee & tea
sandwich
snack

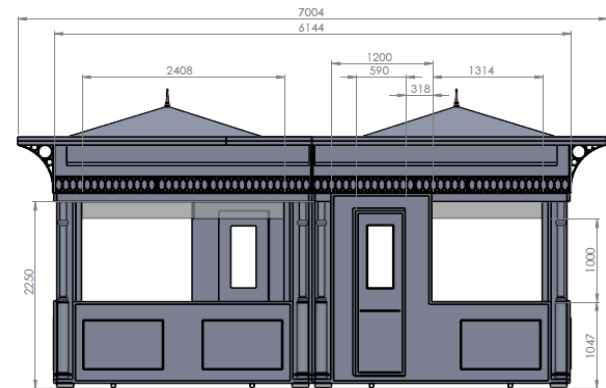
PRIMARK

GH
1871

Market Square Kiosks

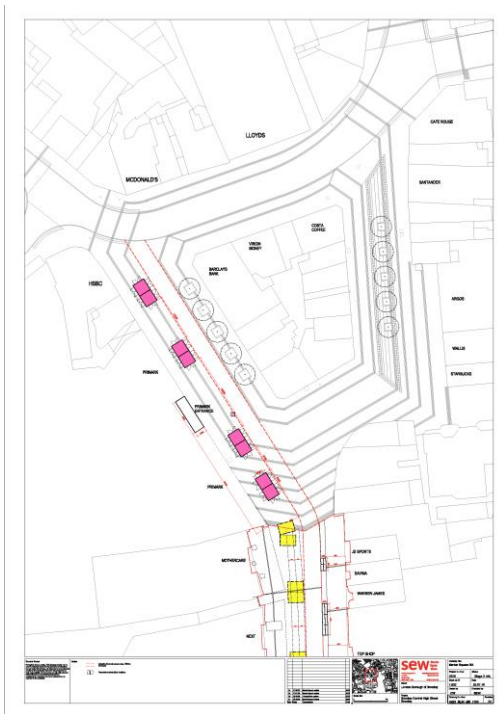


4



- 1 Timber clad 3m x 3m kiosk
- 2 Mirrored steel 3m x 3m kiosk
- 3 Back to back arrangement.
- 4 Traditional 3m x 3m kiosk

Market Street

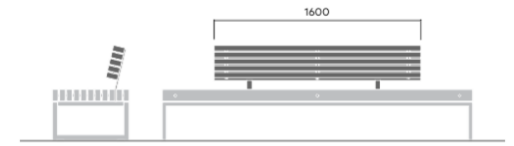


Relocated market.

- Market stalls on western side of the high street to enable an emergency access path and seating on the eastern sunny side.
- Stalls predominantly 'back to back' to avoid 'backs' to shops.



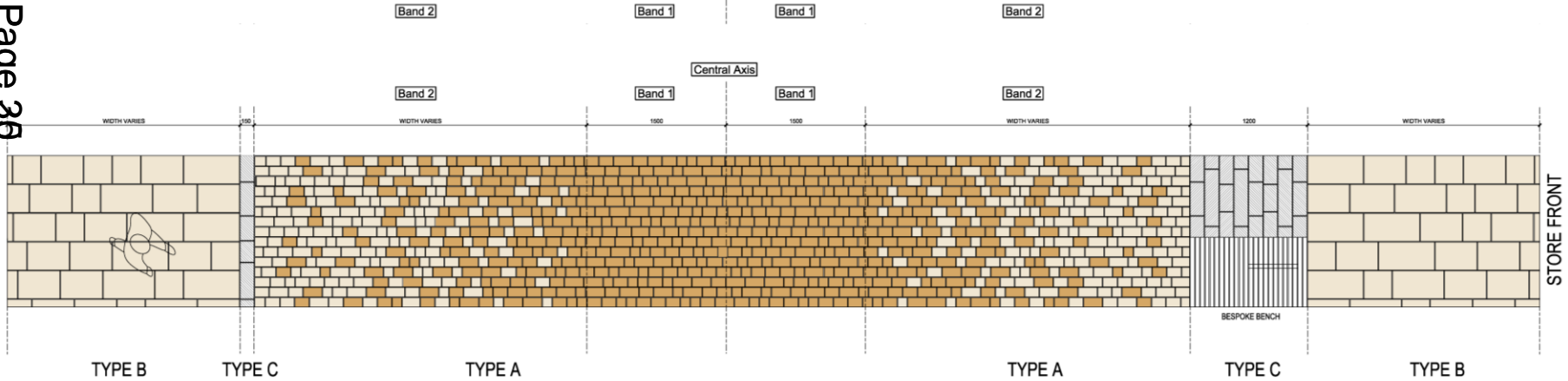
Modular street furniture and paving pattern for market street.



VESTRE, MODULAR PORTO BENCH

Page 26

STORE FRONT



Churchill Square



01 Enlarged Churchill Plaza paving plan

- Annotations**
- R1 Resin Bond surface, 2-5mm gold in buff resin (or equivalent colours)
 - R2 Resin Bond surface, 2-5mm silver grey in grey resin (or equivalent colours)
 - Type B 300x300mm, 300x450mm & 300x600mm "Sareycom" granite G672 bush hammered finish.
 - Type C Carriageway paving, "crystal black" flamed finish flush kerb.

New multi-purpose events space, with Bloom flower petals design in contrasting resin bound gravel.







Section through High Street looking north

Page 26



High Street planter elevation looking east





Similar Planters @ Kings Cross



Planting, lighting and integrated seating



Bromley Town Centre Scheme Costs	£	£
Public Realm Works		
Site Clearance	50,000	
Drainage	171,000	
Earthworks	190,280	
Carriageway works	119,500	
Paved Areas	991,000	
Street furniture	361,920	
Street lighting	317,800	
Total for Public Realm Works		2,201,500
Market Development		
Market infrastructure	108,500	
Pop up stalls (21)	21,000	
Semi-permanent kiosks (8)	699,300	
Total for Market Development		828,800
Cleaning machine		55,000
Contingency (10%)		308,530
Management & Supervision		170,000
Total Scheme Costs		<u>3,563,830</u>

Report No.
FSD170032

London Borough of Bromley

PART ONE - PUBLIC

Decision Maker: Renewal & Recreation Portfolio Holder

For Pre-decision Scrutiny by the Renewal & Recreation PDS Committee

Date: 5th April 2017

Decision Type: Non-Urgent Executive Non-Key

Title: BUDGET MONITORING 2016/17

Contact Officer: Claire Martin, Head of Finance
Tel: 020 8313 4286 E-mail: claire.martin@bromley.gov.uk

Chief Officer: Nigel Davies, Executive Director of Environment and Community Services

Ward: Borough wide

1. Reason for report

This report provides an update of the latest budget monitoring position for 2016/17 for the Renewal and Recreation Portfolio based on expenditure and activity levels up to 31 January 2017. This shows a projected under spend of £388k for the total portfolio budget.

2. **RECOMMENDATION(S)**

2.1 The Portfolio Holder is requested to endorse the latest 2016/17 budget projection for the Renewal & Recreation Portfolio

Impact on Vulnerable Adults and Children

1. Summary of Impact: None directly from this report.
-

Corporate Policy

1. Policy Status: Existing Policy: Sound financial management
 2. BBB Priority: Excellent Council
-

Financial

1. Cost of proposal: Estimated Cost Not Applicable
 2. Ongoing costs: Non-Recurring Cost
 3. Budget head/performance centre: Renewal & Recreation Portfolio Budgets
 4. Total current budget for this head: £13.8m
 5. Source of funding: Existing revenue budgets 2016/17
-

Personnel

1. Number of staff (current and additional): 211.7ftes
 2. If from existing staff resources, number of staff hours: N/A
-

Legal

1. Legal Requirement: Statutory Requirement: The statutory duties relating to financial reporting are covered within the Local Government Act 1972; the Local Government Finance Act 1998; the Accounts and Audit Regulations 1996; the Local Government Act 2000 and the Local Government Act 2002
 2. Call-in: Applicable
-

Procurement

1. Summary of Procurement Implications: None directly from this report.
-

Customer Impact

1. Estimated number of users/beneficiaries (current and projected): The services covered in this report affect all Council Taxpayers, Business Ratepayers, those who owe general income to the Council, all staff, Members and Pensioners.
-

Ward Councillor Views

1. Have Ward Councillors been asked for comments? Not Applicable
2. Summary of Ward Councillors comments:

3. COMMENTARY

- 3.1 The 2016/17 projected outturn is detailed in Appendix 1, with a forecast of projected spend for each division compared to the latest approved budget and identifies in full the reason for any variances.
- 3.2 Costs attributable to individual services have been classified as “controllable” and “non-controllable” in Appendix 1. Budget holders have full responsibility for those budgets classified as “controllable” as any variations relate to those factors over which the budget holder has, in general, direct control. “Non-controllable” budgets are those which are managed outside of individual budget holder’s service and, as such, cannot be directly influenced by the budget holder in the shorter term. These include, for example, building maintenance costs and property rents which are managed by the Property Division but are allocated within individual departmental/portfolio budgets to reflect the full cost of the service. As such, any variations arising are shown as “non-controllable” within services but “controllable” within the Resources Portfolio. Other examples include cross departmental recharges and capital financing costs. This approach, which is reflected in financial monitoring reports to budget holders, should ensure clearer accountability by identifying variations within the service that controls financial performance. Members should specifically refer to the “controllable” budget variations relating to portfolios in considering financial performance. These variations will include the costs related to the recession.

4. IMPACT ON VULNERABLE ADULTS AND CHILDREN

- 4.1 The 2016/17 budget reflects the financial impact of the Council’s strategies and service plans which impact on all of the Council’s customers and users of our services.

5. POLICY IMPLICATIONS

- 5.1 “Building a Better Bromley” refer to the Council’s intention to remain amongst the lowest Council Tax levels in Outer London and the importance of greater focus on priorities.
- 5.2 The “2016/17 Council Tax” report highlighted the financial pressures facing the Council. It remains imperative that budgetary control continues to be exercised in 2016/17 to minimise the risk of compounding financial pressures in future years.
- 5.3 Chief Officers and Departmental Heads of Finance are continuing to place emphasis on the need for strict compliance with the Council’s budgetary control and monitoring arrangements.

6. FINANCIAL IMPLICATIONS

- 6.1 Although the overall budget shows an under spend of Cr £388k, the controllable budget for the Renewal and Recreation Portfolio is projected to be underspent by Cr £353k at the year-end, based on the financial information available as at 31 January 2017. £320k relates to underspends on the schemes funded by the New Homes Bonus Top Slice which will need to be carried forward to enable the outstanding works to be completed in 2017/18, subject to formal GLA approval.
- 6.2 For Building control, there is a net projected underspend of £55k within the staffing budget due to vacant posts and reduced hours being worked.
- 6.3 There is a projected under spend of Cr £7k for staffing in the Land Charges section also due to vacancies.
- 6.4 Additional income of Cr £190k is projected within Planning. £150k of this has been used to fund additional temporary planning posts to help deal with the extra volume of work from the increase

in planning applications and to deal with planning enforcement. Extra costs have been incurred for specialist consultancy advice on planning applications for agriculture and ecology matters, as well as for planning appeals Dr £75k. The overall projection for planning is an over spend of Dr £35k.

6.5 It is likely that there will be an under spend of £320k for Town Centre Development schemes funded by the New Homes Bonus. A request will be made at the year-end to carry forward this unspent balance to enable the outstanding works to be completed in 2017/18 subject to formal GLA approval.

6.6 Other minor variations within culture total Cr £6k.

6.7 The table below summarises the main variances: -

Summary of Major Variations	£'000
Underspend on Building Control staffing	Cr 55
Underspend on Land Charges staffing	Cr 7
Income from planning	Cr 190
Additional temporary planning and enforcement staff	150
Specialist consultancy advice for planning applications & appeals	75
Underspend on schemes funded by the New Homes Bonus (C/F request)	Cr 320
Other minor variances within culture	Cr 6
	<u>Cr 353</u>

Non-Applicable Sections:	Legal, Procurement and Personnel Implications
Background Documents: (Access via Contact Officer)	2016/17 budget monitoring files within ECS Finance section

Renewal and Recreation Budget Monitoring Summary

2015/16 Actuals £'000	Division Service Areas	2016/17 Original Budget £'000	2016/17 Latest Approved £'000	2016/17 Projected Outturn £'000	Variation £'000	Notes	Variation Last Reported £'000	Full Year Effect £'000
	R&R PORTFOLIO							
	Planning							
Cr 19	Building Control	69	69	14	Cr 55	1	Cr 50	0
Cr 168	Land Charges	Cr 131	Cr 131	Cr 138	Cr 7	2	Cr 9	0
589	Planning	671	636	671	Cr 35	3	30	0
1,568	Renewal	1,888	1,927	1,627	Cr 300		0	0
1,970		2,497	2,501	2,174	Cr 327		Cr 29	0
	Recreation							
2,192	Culture	1,710	1,698	1,714	16	5	0	0
4,610	Libraries	4,495	4,745	4,738	Cr 7	6	0	0
263	Town Centre Management & Business Support	251	293	258	Cr 35	7	0	0
7,065		6,456	6,736	6,710	Cr 26		0	0
9,035	Total Controllable R&R Portfolio	8,953	9,237	8,884	Cr 353		Cr 29	0
Cr 13,572	TOTAL NON CONTROLLABLE	2,353	2,353	2,318	Cr 35	8	1	0
2,281	TOTAL EXCLUDED RECHARGES	1,958	2,177	2,177	0		0	0
Cr 2,256	PORTFOLIO TOTAL	13,264	13,767	13,379	Cr 388		Cr 28	0

Reconciliation of Latest Approved Budget

£'000

Original budget 2016/17

13,264

Local Implementation Plan	47
Biggin Hill Memorial Museum	47
Biggin Hill Noise Action Plan	55
New Home Bonus expenditure for Regeneration	182
New Home Bonus expenditure for TCM	42
Transfer Renewal budget to Commissioning	Cr 62
Salary from Culture to Commissioning	Cr 58
Drawdown from Central Contingency (Libraries saving)	250

Latest Approved Budget for 2016/17

13,767

REASONS FOR VARIATIONS

1. Building Control Cr £55k

For the chargeable service, an income deficit of £125k is anticipated based on information to date. This is being offset by a projected underspend within salaries of £140k arising from reduced hours and vacancies, and £25k underspend on running costs. The projected surplus of Cr £40k will increase the cumulative surplus on the Building Control Charging Account to £150k.

Within the non-chargeable service, as a result of delays in appointing to vacant posts, there is a projected underspend of Cr £50k on staffing and Cr £5k on supplies and services.

2. Land Charges Cr £7k

A projected deficit of Dr £50k for income, is mostly offset by underspends on the Charging Account Cr 35k due to vacancies and underspends on Supplies and Services Cr 10k. The net deficit of £5k will be carried forward as the cumulative balance in the Charging Account.

There is a projected underspend of £7k on the Non-Chargeable budget due to vacant posts.

3. Planning Dr £35k

Income from non-major planning applications is above budget for the first nine months of the year, and a surplus of Cr £80k is projected for 2016/17. For information, actual income received for April to December is around £80k higher than that received for the same period last year.

For major applications, £200k has been received as at 31st December, which is £90k lower than compared with the same period in 2015/16. Planning officers within the majors team have provided a schedule of additional potential income that may be received in the coming months of approximately £50k. A surplus of £20k is projected from major applications at this stage of the year, allowing for delays and other items not being received.

Currently there is projected surplus income of Cr £40k from pre-application meetings due to higher than budgeted activity levels. For information, £132k has been received for the first nine months of the year, which is similar to the same period in 2015/16.

There is a projected overspend within employee-related costs of Dr £115k for planning officers and Dr £35k for planning enforcement staff. This is due to the recruitment of additional temporary staff in order to assist with the current increase in volumes of planning applications and enforcement. These costs has been funded from the additional income.

Additional costs have been incurred for specialist consultancy advice on planning applications for agriculture and ecology matters, as well as for planning appeals. This is projected to be approximately £75k for the year due to major appeals for Conquest House and Flamingo Park of which most of the work will be carried out by March 2017. This is partly offset by a surplus of other miscellaneous income within Planning.

Summary of variations within Planning:

	£'000
Surplus income from non-major applications	Cr 80
Surplus income from major applications	Cr 20
Surplus pre-application income	Cr 40
Surplus from miscellaneous income	Cr 50
Additional temporary planning staff	115
Additional temporary planning enforcement staff	35
Consultants costs	75
Total variation for planning	<u>35</u>

4. Renewal Cr £300k

It is likely that £300k will be underspent on the Town Centre Development Works funded by New Homes Bonus and therefore a carry forward request will be made at year-end in order to enable the outstanding works to be completed in 2017/18. Formal GLA approval will also need to be obtained to agree the new profile of spend.

5. Culture Dr £16k

An overspend of £16k is projected for Culture. Dr £6k of this is for the increase in inflation of 1.3% for the Mytime grant which was above the 0.5% inflation added to the budget. The balance of Dr £10k relates to an overspend on staffing and equipment.

6. Libraries Cr £7k

There are minor variations of Cr £7k from part year vacancies and a reduction in business rates.

7. Town Centre Management & Business Support Cr £35k

Following the change of focus of the regeneration plan and the change in contractor to Cushman and Wakefield, there will be an underspend of Cr £20k on the Orpington town centre scheme which is funded from the New Homes Bonus. A request will be submitted to the Executive to carry this amount in order to complete the specific projects, subject to the GLA agreeing the re-profile of spend.

There is an overspend of Dr £13k on staffing due to the delay in the deletion of the Town Centre Management post. This is more than offset by additional income of Cr £7k received for promotional space and a net underspend of Cr £21k on supplies and services.

Summary of variations within TCM:	£'000	
Underspend on Orpington TC scheme (carry forward request)	Cr	20
Staffing		13
Additional income	Cr	7
Underspend on supplies and services	Cr	21
Total variation for TCM	Cr	35

8. Non-controllable Cr £35k

Within property rental income budgets, there is projected surplus income of £35k. Property division are accountable for these variations.

Waiver of Financial Regulations:

The Council's Contract Procedure Rules state that where the value of a contract exceeds £50k and is to be exempted from the normal requirement to obtain competitive quotations, the Chief Officer has to obtain the agreement of the Director of Resources and Finance Director and (where over £100,000) approval of the Portfolio Holder, and report use of this exemption to Audit Sub committee bi-annually. Since the last report to the Executive, no waivers have been actioned.

Virements Approved to date under Director's Delegated Powers

Details of virements actioned by Chief Officers under delegated authority under the Financial Regulations "Scheme of Virement" will be included in financial monitoring reports to the Portfolio Holder. Since the last report to Executive, no virements have been actioned.

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Report No.
FSD17027

London Borough of Bromley

PART ONE - PUBLIC

Decision Maker: RENEWAL & RECREATION PORTFOLIO HOLDER

Date: For pre-decision scrutiny by the Renewal & Recreation PDS Committee on 5th April 2017

Decision Type: Non-Urgent Executive Non-Key

Title: CAPITAL PROGRAMME MONITORING - 3RD QUARTER 2016/17 AND ANNUAL CAPITAL REVIEW 2017 TO 2021

Contact Officer: James Mullender, Principal Accountant
Tel: 020 8313 4292 E-mail: james.mullender@bromley.gov.uk

Chief Officer: Director of Finance

Ward: All

1. Reason for report

- 1.1 On 8th February 2017, the Executive received a report summarising the current position on capital expenditure and receipts following the 3rd quarter of 2016/17 and presenting for approval the new capital schemes in the annual capital review process. The Executive agreed a revised Capital Programme for the five year period 2016/17 to 2020/21. This report highlights changes agreed by the Executive in respect of the Capital Programme for the Renewal and Recreation Portfolio. The programme for this portfolio is set out in Appendix A and detailed comments on individual schemes are included at Appendix B.

2. RECOMMENDATION(S)

- 2.1 The Portfolio Holder is asked to note and confirm the changes agreed by the Executive on 8th February 2017.

Corporate Policy

1. Policy Status: Existing Policy: Capital Programme monitoring and review is part of the planning and review process for all services. Capital schemes help to maintain and improve the quality of life in the borough. Effective asset management planning (AMP) is a crucial corporate activity if a local authority is to achieve its corporate and service aims and objectives and deliver its services. For each of our portfolios and service priorities, we review our main aims and outcomes through the AMP process and identify those that require the use of capital assets. Our primary concern is to ensure that capital investment provides value for money and matches the Council's overall priorities as set out in the Community Plan and in "Building a Better Bromley". The capital review process requires Council Directors to ensure that bids for capital investment provide value for money and match Council plans and priorities.
 2. BBB Priority: Excellent Council
-

Financial

1. Cost of proposal: £10k increase over the 5 years 2016/17 to 2020/21 (see para 3.3)
 2. Ongoing costs: Not Applicable
 3. Budget head/performance centre: Capital Programme
 4. Total current budget for this head: £6.9m for the Renewal and Recreation Portfolio over five years 2016/17 to 2020/21
 5. Source of funding: Capital grants, capital receipts and earmarked revenue contributions
-

Staff

1. Number of staff (current and additional): 1 fte
 2. If from existing staff resources, number of staff hours: 36 hours per week
-

Legal

1. Legal Requirement: Non-Statutory - Government Guidance
 2. Call-in: Not Applicable
-

Customer Impact

1. Estimated number of users/beneficiaries (current and projected): N/A
-

Ward Councillor Views

1. Have Ward Councillors been asked for comments? N/A
2. Summary of Ward Councillors comments: N/A

3. COMMENTARY

Capital Expenditure

3.1 A revised Capital Programme was approved by the Executive on 8th February 2017, following a detailed monitoring exercise carried out after the 3rd quarter of 2016/17. The Executive also considered and approved new capital schemes in the annual capital review process. This report identifies changes relating to the Renewal and Recreation Portfolio and the table in paragraph 3.2 summarises the overall position following the Executive meeting.

Capital Monitoring - agreed by the Executive on 8th February 2017

3.2 The base position prior to the 3rd quarter's monitoring exercise was the revised programme approved by the Executive on 30th November 2016, as amended by variations approved at subsequent Executive meetings. Changes to the Renewal and Recreation Portfolio approved by the Executive in February are shown in the table below.

	2016/17	2017/18	2018/19	2019/20	2020/21	TOTAL 2016/17 to 2020/21
	£000	£000	£000	£000	£000	£000
Programme approved by Executive 30/11/16	3,431	3,425	10	10	0	6,876
<u>Variations approved by Executive 08/02/17</u>						
Schemes rephased from 2016/17 into 2017/18 (see para 3.3)	-1,161	1,161	0	0	0	0
Total Q3 Monitoring variations	-1,161	1,161	0	0	0	0
New scheme (see para 3.5)	0	0	0	0	10	10
Total R&R Programme approved by Executive 08/02/17	2,270	4,586	10	10	10	6,886

3.3 Schemes rephased from 2016/17 into 2017/18

As part of the 3rd quarter monitoring exercise, a total of £1,161k has been rephased from 2016/17 into 2017/18 to reflect revised estimates of when expenditure on Renewal and Recreation schemes is likely to be incurred. This has no overall impact on the total approved estimate for the capital programme. Further details and comments are provided in Appendix B.

Capital Expenditure – Rephasing in Q3 monitoring	2016/17 £000	2017/18 £000
Relocation of Exhibitions - Bromley Museum	-40	40
Biggin Hill Memorial Museum Schools Access Initiative	-85	85
Penge Town Centre	-681	681
Orpington Town Centre - Walnut Centre & New Market	-355	355
Total R&R Services Programme rephasing	-1,161	-1,161

Annual Capital Review – new scheme proposals

3.4 In recent years, the Council has steadily scaled down new capital expenditure plans and has transferred all of the rolling maintenance programmes to the revenue budget. General (un-earmarked) reserves, established from the disposal of housing stock and the Glades Site, have been gradually spent and have fallen from £131m in 1997 to £49.6m (including unapplied capital receipts) as at 31st March 2016. The Council's asset disposal programme has diminished and any new capital spending will effectively have to be met from the Council's remaining revenue reserves.

3.5 As part of the normal annual review of the Capital Programme, Chief Officers were invited to come forward with bids for new capital investment including Invest to Save bids which were particularly encouraged. No bids for new schemes were submitted for the Renewal and Recreation Portfolio. The 2020/21 annual provision for feasibility studies (£10k) on potential new schemes was approved and has been added to the Capital Programme.

Post-Completion Reports

3.6 Under approved Capital Programme procedures, capital schemes are subject to a post-completion review within one year of completion. After major slippage of expenditure in recent years, Members confirmed the importance of these as part of the overall capital monitoring framework. These reviews should compare actual expenditure against budget and evaluate the achievement of the scheme’s non-financial objectives. Post-completion reports on the following scheme are currently due for the Renewal and Recreation Portfolio:

- Central Library/Churchill Theatre – replacement of chillers and control

4. POLICY IMPLICATIONS

4.1 Capital Programme monitoring and review is part of the planning and review process for all services. The capital review process requires Chief Officers to ensure that bids for capital investment provide value for money and match Council plans and priorities.

5. FINANCIAL IMPLICATIONS

5.1 These were reported in full to the Executive on 8th February 2017. There were no changes to the Renewal and Recreation Portfolio Capital Programme as set out in the table in paragraph 3.2 and in Appendix A.

Non-Applicable Sections:	Legal, Personnel & Procurement Implications, Impact on Vulnerable Adults and Children
Background Documents: (Access via Contact Officer)	Approved Capital Programme (Executive 30/11/16). Capital Q3 monitoring report (Executive 08/02/17).

RENEWAL & RECREATION PORTFOLIO - APPROVED CAPITAL PROGRAMME 8 FEBRUARY 2017										
Code	Capital Scheme/Project	Total Approved Estimate	Actual to 31.3.16	Estimate 2016/17	Estimate 2017/18	Estimate 2018/19	Estimate 2019/20	Responsible Officer	Remarks	
		£'000's	£'000's	£'000's	£'000's	£'000's	£'000's			
	LIBRARIES & MUSEUMS									
941826	Central Library/Churchill Theatre - chillers and controls	450	426	24	0	0	0	Colin Brand		
941535	Penge/Anerley Libraries - 46 Green Lane	669	668	1	0	0	0	Colin Brand	Approved by Executive 06/02/13	
941537	Anerley Town Hall - Library Provision	41	11	30	0	0	0	Colin Brand	Approved by Executive 22/07/14	
941538	Relocation of Exhibitions - Bromley Museum	395	40	315	40	0	0	Colin Brand	Approved by Executive 10/06/15	
941542	Biggin Hill Memorial Museum	420	2	220	198	0	0	Colin Brand	Approved by Executive 02/12/15. £106k funding from Treasury Grant, Executive 15/06/16 £157.4k Treasury Grant, £3.2k Trust	
	TOTAL LIBRARIES & MUSEUMS	1,975	1,147	590	238	0	0			
	LEISURE TRUST CLIENT - RECREATION									
941527	Pavilion Leisure Centre - redevelopment & refurbishment	4,958	4,948	10	0	0	0	Colin Brand	Approved by Council 29/6/10	
941887	Bromley MyTime Investment Fund	3,088	964	450	1,674	0	0	Colin Brand	Revenue contribution to capital works	
	TOTAL LEISURE TRUST CLIENT - RECREATION	8,046	5,912	460	1,674	0	0			
	OTHER									
917000	Feasibility Studies	40	0	10	10	10	10	Colin Brand		
941530	Bromley North Village Public Realm Improvements	6,652	6,504	148	0	0	0	Kevin Munnely	Renewal and improvement of Bromley North; £3,298k TfL; £1,829k GLA Outer London Fund; £25k private sector; £1,500k Capital receipts.	
941540	Penge Town Centre	746	32	33	681	0	0	Kevin Munnely	Approved Executive 24/03/15 - funded by New Homes bonus and High Street Fund	
941541	Orpington Town Centre - Walnut Centre & New Market infrastr	631	76	200	355	0	0	Kevin Munnely	Approved Executive 24/03/15 - funded by New Homes bonus and High Street Fund	
941891	Crystal Palace Park Subway	58	46	12	0	0	0	Colin Brand	£29K English Heritage, £29K LBB funded	
941894	Crystal Palace Park Improvements	2,276	403	500	1,373	0	0	Colin Brand	£160k LBB £2m GLA funded (Executive 22/07/14) £116k Historic England grant	
941895	Crystal Palace park - Alternative Management Options	495	28	317	150	0	0	Colin Brand		
941981	Chippfield Road Development - St Paul's Cray	105	0	105	0	0	0	Micheal Watkir	Approved by Executive 18/10/16	
	TOTAL OTHER	11,003	7,089	1,220	2,674	10	10			
	TOTAL RENEWAL & RECREATION PORTFOLIO	21,024	14,148	2,270	4,586	10	10			

RENEWAL & RECREATION PORTFOLIO - APPROVED CAPITAL PROGRAMME 2016/17 - 3RD QUARTER MONITORING				
3rd QUARTER 2016/17				
Capital Scheme/Project	Approved Estimate Nov 2016 £'000's	Actual to 01.02.17 £'000's	Revised Estimate Feb 2017 £'000's	Responsible Officer Comments
LIBRARIES & MUSEUMS				
Central Library/Churchill Theatre - chillers and controls	24	4	24	The scheme has been completed
Penge/Anerley Libraries - 46 Green Lane	1	0	1	The scheme has finished and is pending final invoices. The final account has been agreed at £669k.
Anerley Town Hall - Library Provision	30	-6	30	Purchase and installation of libraries hardware at Anerley Town Hall. The scheme has completed and is just pending final invoices.
Relocation of Exhibitions - Bromley Museum	355	295	315	Approved by Executive 10/06/15 - £395k allocation from capital receipts for the relocation of exhibitions from Priory, Orpington to Central Library. The exhibitions were installed in August 2016 (local studies space) and September 2016 (library space). We are restricted to these installation times due to public usage. £40k has been rephased into 17/18, mainly for conservation and cataloguing work.
Biggin Hill Memorial Museum	305	208	220	Approved 02/12/15. It is anticipated that £418k of works will be completed in 16/17. This includes £44k salary costs which will be recharged at year end for Museum Development Manager post. £85k has been rephased into FY17/18
TOTAL LIBRARIES & MUSEUMS	715	501	590	
LEISURE TRUST CLIENT - RECREATION				
Pavilion Leisure Centre - redevelopment & refurbishment	10	10	10	The scheme has been completed
Bromley MyTime Investment Fund	450	491	450	Members approved the addition of £644k in 16/17 - annual provision in the revenue budget for contribution towards capital investment. R&R committee (April 16) approved the proposal to release £1.51m, however it is unlikely that all will be spent in this FY.
TOTAL LEISURE TRUST CLIENT - RECREATION	460	501	460	
Feasibility Studies	10	0	10	
OTHER				
Bromley North Village Public Realm Improvements	148	41	148	Final accounts confirmation received from Conway. A total of £70k underspend was reported to Executive on 02/12/15 to fund the enhancement projects as part of the contingency options. The scheme is near completion.
Penge Town Centre	714	13	33	The New Homes Bonus funded project consisting of public realm improvements, Shopfront improvements, Business Support, and Wayfinding. The scheme is to be implemented alongside planned TfL bus route and carriageway improvements. It would not be practical to implement the public realm scheme until these improvements are finalised. The bulk of the capital spend will take place early 17/18 once the TfL works have commenced. The New Homes Bonus Funding agreement concludes on Mar 18
Orpington Town Centre - Walnuts Centre & new market infrastructure	555	57	200	High Street Fund and New Homes Bonus funded project to enhance the pedestrian experience of the prime shopping areas to increase footfall. This includes paving, lighting, treatment for trees, new street furniture, and new market infrastructure. Approximately £200 will be spent in 16/17 as part of the High Street Fund and the remaining £355k scheduled to be spent in 17/18. The New Homes Bonus Funding agreement concludes on Mar 18.
Crystal Palace Park Subway	12	11	12	Approved by Executive in 16/07/14; £29k grant funding from English Heritage. Scheme should be completed in this FY.
Crystal Palace Park Improvements	500	361	500	Approved by Executive 22/07/14 £2,160k (£2m GLA, £160k LBB) GLA funding can only be used for capital works - improving the park landscape. We have completed the feasibility stage and now in RIBA Stage 4 for café and skatepark. Turnstiles work completed. Iguanodon conservation works completed, and sphinxes conservation works currently on site. Café works to be undertaken in 2017/18 due to legal constraints on start time.
Crystal Palace Park - Alternative Management Options	317	286	317	Approved by Executive 24/03/15 - to explore and develop a sustainable regeneration plan, and business plan, for the establishment of an alternative management option for the park.
TOTAL OTHER	2,256	769	1,220	
TOTAL RENEWAL & RECREATION PORTFOLIO	3,431	1,771	2,270	

Agenda Item 7

Report No.
DRR17/022

London Borough of Bromley

PART ONE - PUBLIC

Decision Maker: RENEWAL AND RECREATION POLICY DEVELOPMENT AND SCRUTINY COMMITTEE

Date: 5 April 2017

Decision Type: Non-Urgent Non-Executive Non-Key

Title: TOWN CENTRES DEVELOPMENT PROGRAMME UPDATE

Contact Officer: Kevin Munnely, Head of Renewal
Tel: 020 8313 4519 E-mail: kevin.munnely@bromley.gov.uk

Chief Officer: Nigel Davies, Executive Director of Environment & Community Services

Ward: All Wards

1. Reason for report

1.1 To update Members on progress in delivering the Town Centres Development and Growth Programme.

2. RECOMMENDATION(S)

2.1 That Members note the progress on the delivery of the Town Centres Development and Growth Programme.

Corporate Policy

1. Policy Status: Existing Policy: Bromley Town Area Action Plan
 2. BBB Priority: Vibrant, Thriving Town Centres:
-

Financial

1. Cost of proposal: N/A
 2. Ongoing costs: N/A:
 3. Budget head/performance centre: Renewal budget, Capital Programme and S106 Funding
 4. Total current budget for this head: £16.618m
 5. Source of funding: Town Centre Development Fund, Growth Fund, Investment Fund, S106 resources, NHB/GLA High Street funding and TfL funding
-

Staff

1. Number of staff (current and additional): 5
 2. If from existing staff resources, number of staff hours:
-

Legal

1. Legal Requirement: Non-Statutory - Government Guidance:
 2. Call-in: Applicable:
-

Customer Impact

1. Estimated number of users/beneficiaries (current and projected): Borough-wide
-

Ward Councillor Views

1. Have Ward Councillors been asked for comments? Yes
2. Summary of Ward Councillor's comments: Officers hold regular update meetings with Ward Councillors.

3. COMMENTARY

Development Programme

3.1 As agreed at R&R PDS on 1 April 2014 this report provides updates for only those individual projects where progress has been made.

Site G: West of the High Street

3.2 On 8th February 2017 the Executive approved the selection of Countryside Properties (UK) Limited as the Council's preferred development partner to deliver the next phase of development of Opportunity Site G. This recommendation was based on the outcome of the procurement exercise undertaken using the London Development Panel. Officers are currently negotiating the terms of a development agreement with Countryside Properties which will be brought back to the Executive Committee for approval.

3.3 It is anticipated that the development agreement with Countryside will be concluded within the next three months. The following indicative timetable covers the initial development period:

- Conditional Exchange of Development Agreement - June 17
- Submit Planning Application & Prepare Compulsory Purchase Order documentation – January 2018
- Secure Planning Consent - Spring 2018
- Commence Compulsory Purchase Process – Spring 2018
- Compulsory Purchase Inquiry - Winter 2018
- Commence Development - Autumn 2019
- Completion - Winter 2022

3.4 It is proposed that the detailed development programme and details of the development agreement be reported back to the Executive in June and that regular updates on the progress of Opportunity Site G be reported to the R&R PDS in future as part of the town centre development update report.

Site A: Bromley North Station

3.5 Following the conclusion of the Council's consultation on the Draft Local Plan, which took place at the end of 2016, the responses are currently being analysed. Responses have been received on the proposed allocation at Bromley North Station, most of which continue to express concern about the suitability of the site to accommodate the suggested level of development and potential negative effects upon the local area. The responses to the Proposed Submission Draft Local Plan will be reported to Members for consideration as a whole in late Spring. Subject to this, Full Council will then be required to agree the submission of the Plan to the Secretary of State for formal Examination.

3.6 Prime Place have indicated that they entered into a development agreement with Network Rail and that they propose to submit a planning application in Spring 2017 for the first phase of development on the Sherman Road portion of the Opportunity Site.

Bromley Town Centre High Street Public Realm Improvements

- 3.7 Detailed design drawings, costings and programme for the proposed public realm project and market reorganisation were presented for pre-decision scrutiny by the Renewal and Recreation Policy Development and Scrutiny Committee on the 7th March 2017. Details can be seen in Report No. DRR17/005. The proposals were presented to the Executive on the 22nd March 2017 and will be presented to Full Council on 10th April 2017.

Beckenham Town Centre Public Realm Improvements

- 3.8 The Council's term contractors FM Conway commenced improvement works at the High Street junction with Albemarle, Rectory and Southend Road commenced on the 13th February 2017. Phase 1 of the Major Scheme improvements commenced on the 13th March 2017. These works are on the east side of the High Street between Albemarle Road and Manor Road and include improvements to Beckenham Green. This phase is due to be completed by 2nd June 2017.
- 3.9 At the Town Centre Working Party on the 12th January 2017 a programme of works was presented. Phasing will comprise the completion of the improvements to the High Street junction with Albemarle, Rectory and Southend Road. The remainder of the improvements will be implemented in seven additional phases with project completion in August 2018. The programme is attached as Appendix 1. FM Conway have confirmed that three teams of construction workers will operate on each phase to ensure that the works are completed to maximum efficiency. The Working Party was also advised that a site depot will be located at St Georges car park.
- 3.10 Transport for London has now published a schedule of bus diversions and changes. All details of the scheme design, programme and bus diversions are available on the Council website. (<https://www.bromley.gov.uk/beckenhamimprovements>).
- 3.11 Subsequent to the successful two day promotional consultation event in January 2017 and the separate consultation with the business community, the project team attended the Beckenham Business Association meeting on the 22nd February 2017. The project team are committed to attending further meetings. Wider scheme publicity is also being introduced into the High Street.

Orpington Walnut Shopping Centre Public Realm Scheme

- 3.12 The implementation of the improvement scheme started on site on the 6th March 2017 and has been programmed as a seven month completion period commencing with Phase 1 – Market Square. Efforts will be made to shorten the implementation programme where possible.
- 3.13 Majority of the square will be inaccessible to the public while the works are taking place. However, a route from Homefield Rise, linking Sainsbury's and the Library to the Shopping Centre will be made accessible at all times. A route from the Leisure Centre and College building to the Odeon Square will also be made accessible at all times.
- 3.14 Communications regarding the impending works were initially be sent out by letter to businesses within the town centre on behalf of Bromley Council and Montague Evans (Agents representing Rockspring). The Shopping Centre, Leisure Centre and Orpington 1st BID Company were supplied with A4 pre-publicity flyers. Graphics and Posters will also be made available in due course. Continuous updates will be made via the Walnut Shopping

Centre web site, the BID newsletter, Council Regeneration website and tweets. Banners to enclose the site area have also been suggested.

3.15 The programme of works has commenced as follows:

Item No.	Start Date	Item	Duration
1	06.03.17	Commencement of works to the Fire Escape, Drainage, Ducting and Tree Planting	(18d)
2	30.03.17	Installation of Lighting Cabling and Electrical Infrastructure	(12d)
3	17.04.17	Installation of New Fire Escape & removal of Temp. Escape	(7d)
4	17.04.17	Installation of 'Oasis' Central Paving	(15d)
5	08.05.17	North Side Paving – Leisure Centre edge	(42d)
6	05.07.17	South Side Paving – Berkeley Homes edge	(42d)
7	01.09.17	Bench Installation	(2d)
8	05.09.17	Site Clearance	(1d)

3.16 Discussions are also continuing to take place between officers and Berkeley Homes to resolve and agree the phasing and implementation of the resurfacing both within and along the boundary edge of the Square and their development.

Orpington Regeneration Strategy

3.17 Cushman and Wakefield have been instructed by the Strategic Property department to assess the development capacity for Orpington Town Centre and produce a strategy that will shape the potential for growth into the future. This work is ongoing and Cushman & Wakefield are expected to produce details of the project brief outlining scope and method of delivery for agreement by the Council.

Orpington 1st BID Business Support

3.18 As part of the business support programme for the New Homes Bonus Orpington 1st BID launched a pop up shop at the northern end of the High Street to function as low cost trading platform new businesses. Two new businesses have now been trading from this shop for 2 months and these have been so successful that the BID is considering offering them tenancy on a more permanent basis. A full monitoring report on the outcomes and outputs of the New Homes Bonus business support programme will be requested from Orpington 1st before the end of their contract – recently extended to 31 October 2017.

Penge Town Centre Improvements

3.19 As part of the traffic scheme improvements the Council's Highways team have completed the kerb alignment works and laid new paving on the North side of the High Street. The works on the South side of the High Street are expected to be completed in May. Improvements to the Green Lane Croydon Road junction will be commenced to co-ordinate with Transport for London's signal improvement works schedule which has an anticipated start in early May.

3.20 Implementation of the improvement plans for Empire and Arpley Squares are likely to commence in May following the completion of detailed design on the special elements of the scheme by Kinnear Landscape Architecture.

3.21 The tendering exercise to appoint a consortium of architects, designers and contractors to deliver the Shop Front Improvement Scheme is currently underway. It is anticipated that an

appointment will be made in late April followed by the selection of potential units and commencement of the programme of implementation.

3.22 As part of the New Homes Bonus funded business support programme for Penge, Retail Revival continues to provide business support across the town centre on behalf of the Council. The focus since early January has been on start-up business and three days of start-up counselling sessions took place in the Library – with each potential entrepreneur provided with an action plan. A 12 month lease has been completed on a property on the High Street which has been launched as a pop up shop branded ‘Pengetout’. Retail Revival have been engaged to set up and manage the shop, and they have issued an open call for start-ups interested in taking space using posters, social media and 2 open days in the shop premises. 35 potential start-up businesses to date have been interviewed to understand their needs regarding shared space and business support. An initial 7 local business start-ups have been signed up to trade in the shop, with a further 3 pending. In addition Retail Revival has engaged with high street businesses to promote and encourage participation in the new www.PengeSE20.co.uk website.

Biggin Hill Enterprise Centre and Aviation Academy

3.23 Architects and Masterplanners, Hamson, Barron and Smith (HB&S) were commissioned to prepare a Masterplan to explore the development options for the provision of an enterprise centre and aviation training facility on the West Camp site.

3.24 The space requirements identified by South East London College for expanding their aviation and engineering training operations on the site have been addressed as part of the assessment along with the development potential for the rest of the West Camp site, with a view to identifying future growth. The completed Masterplan, will provide the Council with a development appraisal for the whole of the West Camp site that will enable them to make informed decision of the delivery of the enterprise centre and aviation academy.

3.25 The masterplan will address the following development options:

Phase 1 Northern Section (estimated timeframe 2018 – 2022)

- The refurbishment of the Listed Barrack room buildings for use as an enterprise centre, creating approximately 2,770 sqm of new employment floorspace.
- An Aviation and Technology College, the first phase of which would accommodate 400 students and 100 staff in 6,120 sqm of new campus floor space.
- New vehicular access off main road

Phase 2 Southern Section (Indicative work with a 2020 + estimated timeframe)

- Employment floorspace consisting of approximately 3,678sqm.
- New Stand-alone hanger 2,700 sqm.
- Refurbished Energy Centre.

3.26 The project has identified the extent of the West Camp site needed to ensure the delivery of the 1st phase of development which comprises the enterprise centre and the aviation and technology college. Initial Highway engineering and costings have been undertaken, a heritage assessment has been produced supporting the masterplan which identifies heritage, townscape and visual sensitives to be considered in the redevelopment of West Camp and a valuation report of the 1st phase of development has also been produced.

Next steps:

- 3.27 The site infrastructure requirements are currently being assessed by LBB's Highways engineers who are refining all highways requirement options and HB&S are assessing the gas and electric load requirements for the proposed development in order to receive a financial appraisal of the utility requirements. Current discussions between LBB and Pentbridge Properties have commenced to secure the site. It is estimated a full report on development and procurement options will be presented at the Council's Executive Committee in Summer 2017.

Shortlands War Memorial Repair

- 3.28 The listed building application has now been submitted (reference no:17/00731/LBC) and can be viewed online by those interested in making comments. A decision is anticipated after mid-April and the tendering process for the next stage of physical repair works will commence subject to the outcome of this.

4. POLICY IMPLICATIONS

- 4.1 Work delivering the Town Centres Development Programme is entirely consistent with Policy Objectives set out in Building A Better Bromley and the Renewal & Recreation Portfolio Business Plan 2015/16. The work of the Renewal team links to the Building a Better Bromley priorities by working towards the provision of Vibrant and Thriving Town Centres.

5. FINANCIAL IMPLICATIONS

- 5.1 The table below summarises the financial position for each Town Centre Development project. It shows individual budgets, funding streams, spend and commitments and the remaining balances, including the split between capital and revenue expenditure: -

	Budget	Spend	Com'tmts	Total	Balance
	£'000	£'000	£'000	£'000	£'000
Capital					
<u>Housing Zone Bid</u>					
Growth Fund - Properties within red line development site	2,700.0	0.0	0.0	0.0	2,700.0
Growth Fund - Specialist legal & development advice	200.0	3.5	45.5	49.0	151.0
S106 PIL	3,000.0	950.7	0.0	950.7	2,049.3
	5,900.0	954.2	45.5	999.7	4,900.3
<u>Beckenham Improvement Scheme *</u>					
TfL Funding (subject to approval)	2,846.0	670.3	718.6	1,388.9	1,457.1
TfL Funding - LIP allocation re Southend Rd/Rectory Rd	200.0	200.0	0.0	200.0	0.0
Capital receipts	995.0	0.0	0.0	0.0	995.0
Earmarked Reserve balance for Beckenham Improvements	150.0	0.0	0.0	0.0	150.0
Principal Road maintenance 2016/17 allocation from TfL	250.0	0.0	0.0	0.0	250.0
	4,441.0	870.3	718.6	1,588.9	2,852.1
<u>New Homes Bonus and High Street Funded Projects</u>					
Penge Town Centre Improvements	746.0	45.2	5.0	50.2	695.8
Orpington Town Centre	525.0	125.0	0.0	125.0	400.0
	1,271.0	170.2	5.0	175.2	1,095.8
<u>Orpington Town Centre</u>					
S106 funding towards Walnuts Shopping Centre area	106.0	9.3	3.3	12.6	93.4
<u>Bromley Town Centre Public Realm Scheme *</u>					
Growth Fund (may be replaced by S106 funding when available)	3,564.0	0.0	0.0	0.0	3,564.0
Total Capital	15,282.0	2,004.0	772.4	2,776.4	12,505.6
Revenue					
<u>New Homes Bonus and High Street Funded Projects</u>					
Penge Town Centre Improvements	200.0	45.4	26.3	71.7	128.3
Orpington Town Centre	100.0	81.4	0.0	81.4	18.6
Biggin Hill Aviation Technology & Enterprise Centre	150.0	68.5	12.5	81.0	69.0
Cray Business Corridor	150.0	66.0	0.0	66.0	84.0
	600.0	261.3	38.8	300.1	299.9
<u>Town Centre Development Programme - Site G</u>					
Earmarked Reserve - Site G specialist advice	233.0	233.0	0.0	233.0	0.0
<u>Beckenham Market Infrastructure</u>					
S106 funding for market infrastructure	48	48	0	48	0
<u>Bromley Town Centre High Street redevelopment programme</u>					
Investment Fund - Initial feasibility cost of development programme	118.0	75.9	7.3	83.2	34.8
Investment Fund - Detailed design cost & survey work	287.0	38.0	101.0	139.0	148.0
Broadband Infrastructure Investment project	49.7	24.9	24.8	49.7	0.0
	454.7	138.8	133.1	271.9	182.8
Total Revenue	1,335.7	681.1	171.9	853.0	482.7
Total Funding - Capital and Revenue	16,617.7	2,685.1	944.3	3,629.4	12,988.3

* subject to approval by Executive and Full Council

5.2 Work relating to Opportunity Site G including site acquisition cost is funded from the Growth Fund. This includes £200k allocated for specialist development consultancy towards the conclusion of the development agreement of which £49k has been spent and committed leaving a balance of £151k.

- 5.3 It should be noted that the revenue maintenance costs of the Orpington Public Realm Scheme will be borne by the Head Leaseholder.
- 5.3 The cost of the repair strategy and physical works toward the restoration of the Shortlands War Memorial will be funded by the insurance company of the driver of the vehicle that caused the damage.
- 5.4 The Bromley Public Realm scheme, if approved by the Executive, will result in additional revenue costs of £6k per annum for enhanced cleaning of the area and maintenance costs for the trees and planting with effect from April 2018. The details were included in the report to the R & R PDS committee on 7 March 2017.

Non-Applicable Sections:	Legal and Personnel Implications
Background Documents: (Access via Contact Officer)	NA

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Report from Renewal and Recreation PDS Committee

Chairman: Cllr. Michael Rutherford
Vice-Chairman: Cllr. Julian Benington

1.1 The committee met six times this municipal year. Each meeting has scrutinised the reports for decision by the Renewal and Recreation Portfolio Holder and considered policy development for key areas across the portfolio. Alongside the elected Members on the PDS Committee, we were also pleased to welcome a co-opted member from the Bromley Youth Council, Mr. Andrew Wolckenhaar. Through this past year, the R&R PDS Committee has scrutinised a range of proposals and performance metrics and added further scrutiny to the planning service.

1.2 The committee have monitored performance against the Renewal and Recreation strategic outcomes for the municipal year, which it agreed to support in the July 2016 meeting:

- Economic development
- Protection, conservation and enhancement of the natural and built environment
- Enhanced opportunities for leisure, cultural activities and community led services.

1.3 Topics the PDS Committee have focused on include:

Town Centres

1.4 *Beckenham:* The committee scrutinised proposals for public realm improvements in Beckenham Town Centre; particularly around timelines, funding from Transport for London and learning lessons from the Bromley North Village works (both its successes and challenges). These were approved by Executive in October 2016. It also worked with the Beckenham Town Centre Working Group to develop proposals for the David Bowie Memorial and options for funding it.

1.5 *Orpington:* Proposals for public realm improvements to Walnut Square were supported by the committee and have since commenced. Particular focus was given to the usability of the square and improving the face of the library and leisure centre. The committee also scrutinised the disposal of The Priory, ensuring that the winning proposal was viable and provided community benefit and a capital receipt.

1.6 *Penge:* Support was given to Penge Town Centre improvements, namely Penge High Street (which have now commenced) and Empire and Arpley Square (which are now undergoing detailed design). The proposals will declutter the area and provide more attractive streets and shop signs.

1.7 *Bromley:* The R&R PDS Committee input to the procurement process for a development partner for Site G; ensuring that the proposals will deliver new homes (including substantial numbers of affordable homes) to meet the local plan, while making a positive impact to the town centre. The committee also input to policy development for the Bromley High Street public realm improvements and the relocation of the market.

Leisure and Culture

1.8 *Library Service:* In the April 2017 meeting, the committee is due to consider proposals for the management of libraries. Earlier in the year, it heard that the proposed community management of the borough's smaller libraries would not be taken forward.

1.9 *Enhanced Leisure Opportunities:* The committee supported schemes that provided leisure opportunities for residents of the borough. It advised Executive to support development proposals on Chipperfield Road in St Paul's Cray for a new gymnastics facility, linear park and library and community resource centre. It also gave strong support to proposals for Blackheath and Bromley Harriers Athletics Club to upgrade Norman Park Athletics Track.

1.10 *Cultural Activities:* Continued support was given to the Biggin Hill Memorial Museum, and progress on the scheme was tracked throughout the year.

Planning

1.11 The performance of the planning service was assessed, with a particular focus on the performance of planning enforcement. The committee also scrutinised planning appeals, considering those appeals received and decided and the costs incurred by the council. This will become an annual agenda item for the committee.

Scrutiny of the Portfolio Holder

1.12 The committee scrutinised consultant spend and the portfolio's contracts, challenging when contract end dates are close and where regular extensions are applied. It also challenged the Portfolio Holder on recovering fees involved in the Biggin Hill Airport proposal.

Members Visits

1.13 The Renewal and Recreation PDS Committee has performed two member visits throughout the year. It visited the Biggin Hill Memorial Chapel to discuss the museum proposals, and went on a tour of the airport and West Camp. It also visited the Churchill Theatre to meet the new operators, HQ Theatres, and discuss their plans.

Presentations

1.14 The committee is grateful to MyTime, Ms. Sharon Baldwin from Orpington BID and Ms. Frances Forrest from Bromley BID for visiting and presenting to it.

Thanks

I would like to thank all the members of the committee for their diligence and hard work throughout the year. A lot of work has been carried out, which has covered a very broad range of subjects. I would also like to thank the officers in the R&R department and Mrs. Lisa Thornley for their tireless work at the committee meetings and the ongoing day to day running of the department.

Councillor Michael Rutherford
Chairman, Renewal and Recreation PDS Committee