

Decision Maker: Renewal and Recreation Portfolio Holder for Pre-decision Scrutiny by the Renewal and Recreation PDS Committee

Date: 17th January 2013

Decision Type: Non-Urgent Executive Non-Key

Title: TOWN CENTRES DEVELOPMENT PROGRAMME UPDATE

Contact Officer: Kevin Munnely, Head of Renewal
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Chief Officer: Marc Hume, Director Renewal & Recreation

Ward: All Wards

1. Reason for report

1.1 To update Members of progress on delivering the Town Centres Development Programme.

2. RECOMMENDATION(S)

2.1 The Renewal and Recreation PDS Committee and Portfolio Holder are asked to note this report.

Corporate Policy

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

1. Cost of proposal: £ None for the purposes of this report
 2. Ongoing costs: Non-Recurring Cost:
 3. Budget head/performance centre: Renewal
 4. Total current budget for this head: £219k and £6.667
 5. Source of funding: Local Public Sector Agreement Reward Grant (LPSA), earmarked reserve for Town Centre Development and capital programme.
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Staff

1. Number of staff (current and additional): 7
 2. If from existing staff resources, number of staff hours:
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Legal

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

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

1. Have Ward Councillors been asked for comments? No
2. Summary of Ward Councillors comments: No Comments Received

3. COMMENTARY

Development Programme

- 3.1 Attached as **Appendix 1** is an update on the progress that has been made in delivering each of the individual projects that make up the Development Programme. Members are asked to note the following key milestones that have been achieved since the last update report to the R&R PDS.

Churchill Place (Site G)

- 3.2 Following a competitive selection process Montagu Evans have been appointed as the Council's new development advisors. Officers have held clarification meetings with each of the selected developers to explore in more detail their appetite to be the Council's preferred development partner and undertake the Churchill Place scheme. Montagu Evans have advised that in the light of challenging market conditions it would be prudent to simplify the procurement process into one detailed phase. A development brief has been prepared which will be used as the basis by the three potential developers to prepare their detailed submissions. The development brief will cover the following the following topic headings:

- their team (internal and external) and leadership/PM
- their occupational strategy
- their phasing strategy
- their short term commitment of £'s
- their appraisal/viability model
- their masterplan
- their detail on quality/elevations
- their basic heads of terms/deal structure
- their funding strategy

Revised process and timetable:

- 3.3 In discussions with Montagu Evans officers have revised the delivery timetable and the first cut revision is set out below. This will be subject to further detailed revisions as the process evolves and the Committee meeting cycle is agreed.

Date	Action
w/b 7th January	Home team present to the Developers setting out the vision, work done to date, objectives, process and timeframe
w/b 7th January	Issue Development Brief
w/b 11th February	Workshop 1 / Presentation by Developers to Home team and Members
w/b 18th February	Written Feedback from Home team
w/b 4th March	Receive Submission
w/b 4th and 11th March	Initial Evaluation
April 2013	Identify preferred development partner

Bromley North Village

- 3.4 Bromley North Village (BNV) has completed its outline design, which was approved by R&R PDS Committee in March 2012. The designs have now progressed through to the detailed design phase whereby traffic and engineering details are added and final estimates calculated. The scheme design has been amended to take in to account concerns raised by stakeholders such as the Bromley North Village traders who have requested two-way traffic, working in the evenings on High Street North.
- 3.5 Transport for London have agreed the business case for the project and are due to consider the final design sign off on 14th January 2013. Following the successful sign off by TfL's Programme Board they will formally release the £3m of funding that has been allocated to this scheme. The Executive considered a report on 9th January 2013 seeking authority to release the Council match funding contribution, subject to the TfL approval being secured on 14th January 2013. Normally, a report would be brought to the R&R PDS for consideration prior to be approved by the Executive. However, the Council needs to agree the scheme funding so as to allow the purchase of materials that can be charged to the 2012/13 Outer London funding allocation, which may be lost if it is not defrayed before the end of March 2013. It is proposed that all Members of the R & R Committee and local ward members are invited to attend the Executive on 7th January for the consideration of this report. A manned presentation of the full scheme design will be held in Committee Room 5 on Friday 4th January from 2-6pm to which all R&R and Local Ward members will be invited to attend. Accompanied walks will also be available on the day to visit the material test panels which are located at the entrance to White Hart Slip in the town centre.
- 3.6 Implementation could start in January 2013 with the placing of material orders and decluttering, with the main capital works commencing in April 2013. This should take between 12 and 18 months depending upon business owners' preference over the level and length of time disruption will occur during construction.

4. POLICY IMPLICATIONS

- 4.1 Work delivering the Town Centres Draft Development Programme is entirely consistent with Policy Objectives set out in Building A Better Bromley 2011 and Renewal & Recreation Portfolio Plan 2011/12. The work of the Renewal Group links to the Building a Better Bromley priorities by working towards the provision of Vibrant and Thriving Town Centres.

5. FINANCIAL IMPLICATIONS

- 5.1 In May 2012 Executive agreed that additional funding of £150k be set aside from uncommitted PSA/LAA reward grant monies to fund specialist legal and development advice. This was required to support the appointment of a preferred development partner and bring to a conclusion a development agreement for Site G. This funding was combined with the balance of £83k remaining from the Town Centre Development Programme, to provide a total budget of £233k. To date £14k has been spent, leaving an uncommitted balance of £219k to fund specialist advice for the remaining part of the procurement process.

5.2 The Bromley North Village is being funded from a variety of sources as set out in the table below:

Bromley North Village Public Realm Funding Schedule

	2012-13	2013-14	2014-15	
Works*	1584000	1974205	1587257	
Salaries	0	50	50	
Consultants	0	0	0	
Total	1584000	1974255	1587307	5145562
OLF	744000	0	0	744000
TfL	840000	1974205	87257	2901462
LBB	0		1500000	1500000
Total	1584000	1974205	1587257	5145462

* works includes all materials and labour costs combined

Programme Assumptions:

2013-14 = Market Square and East Street

2014-15 = High Street

6. LEGAL IMPLICATIONS

None for purposes of this report

7. PERSONNEL IMPLICATIONS

None for purposes of this report.

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