

Decision Maker: Executive

Date: Wednesday 9th January 2013

Decision Type: Non-Urgent Executive Key

Title: Bromley North Village Public Realm Improvements

Contact Officer: Kevin Munnelly, Head of Renewal
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Chief Officer: Director of Renewal & Recreation

Ward: Bromley Town Centre Ward;

1. Reason for report

- 1.1 The Executive on 2nd February 2011 as part of the Capital Programme Review approved a capital scheme for Bromley Town Centre improvements consisting of a £1.5m Council contribution based on a Transport for London funding of £3.3m. A further £1.829m has been allocated to the scheme from the Outer London Fund 2012/14 grant settlement. The Executive is asked to endorse the overall design and the release of the Council match funding contribution, subject to the TfL approval being secured on 14th January 2013. Subject to this confirmation and the written agreement from Design for London that the OLF funding can be paid on the raising of orders, it is proposed to purchase materials in order for these to be charged to the 2012/13 Outer London funding allocation, which may be at risk if not defrayed before the end of March 2013.

2. **RECOMMENDATION(S)**

- 2.1 That subject to Transport for London approving the Bromley North Village Area Based funding on 14th January 2013 and written confirmation from Design for London, Members to endorse the overall design and the release of £1.5m of match funding from the Council's Capital Reserves earmarked for the implementation of Bromley Town Centre improvement programme.

1. Policy Status: Existing Policy
 2. BBB Priority: Vibrant, Thriving Town Centres
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Financial

1. Cost of proposal: Estimated Cost £6.667m
 2. Ongoing costs: Non-Recurring Cost:
 3. Budget head/performance centre: Capital Programme
 4. Total current budget for this head: £6.667m
 5. Source of funding: Outer London Fund 2012/13, Transport for London Area Based funding 2013/14, and capital receipts
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Staff

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

1. Legal Requirement: Statutory Requirement
 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? Not Applicable
2. Summary of Ward Councillors comments: NA

3. COMMENTARY

3.1 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 have been 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 requested two-way traffic working in the evenings on High Street North. A set of plans detailing the final scheme design objectives and proposals is attached as Appendix 1. The scheme consists of three main components:

- East Street. This is set to become Bromley's premier restaurant and café precinct through the creation of a new order on East Street. The removal of through running buses has allowed the creation of a shared space which sets the scene for a thriving entertainment zone with opportunity for outdoor dining, an active night time economy and specialist retailers.
- Market Square. Securing the Outer London funding has allowed the design treatment to be extended to the whole of the Market Square area. The choice of materials has been rationalised to concentrate on natural granites, centred around a radiating band of black granite that follows the form of the central Market Square buildings. The Market Square will be transformed with the introduction of floor lighting and new market infrastructure, which will activate the space and create improved linkages with Bromley North Village.
- High Street North. The focus here has been to increase the essential footfall that is needed to stimulate the growth and expansion of important independent businesses. Improved pedestrian crossings to Market Square are proposed along with wider pavements and lighting. Additional car parking and loading spaces will also be created alongside improvements to the pedestrians links to the Hill multi-storey carpark.

3.2 A presentation of the full scheme design will be held in Committee Room 5 on Friday 4th January from 2-6pm to which all 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.

3.3 The Outer London funds (OLF) are being used to deliver the following projects within the Bromley Town Centre improvement programme:

OUTER LONDON FUND ROUND 2 BROMLEY PROJECTS

Project name:	Project Objectives:	Total Capital Spend £
BROM 1a Public Realm Improvements to Market Square and North village	<ul style="list-style-type: none"> • Lift the quality and visual appeal of the public realm in the North Village and the strategically important open space at Market Square. • Create better and more legible linkages between the North Village, Market Square and the rest of the town and key transport interchanges. • Introduce additional and improved infrastructure for town centre markets. • Improve pedestrian linkages between the North Village areas and the main town centre to drive footfall increases. 	744,000
BROM 1b Public realm improvements and roadway alterations from Bromley South Station area to Market Square.	<p>To improve the sense of arrival at Bromley South Station and provide ease of movement to other parts of the town, including the key leisure site at Bromley South Central.</p> <p>Improvements to the Bromley South station area, concentrating on pedestrian connections up down and diagonally, but not to include alterations to the station forecourt; and 'Bromley Boulevard', possible addition of better placed pedestrian crossing and trees to the central reservation (though only if possible in-ground). The interventions delivered in the road and pavement surface will not compete, but co-ordinate with signage and public welcome implementation.</p>	375,349
BROM 1c: Bromley North Shop Frontage Improvement Scheme.	<p>The OLF Round 2 provides capital funding to support the establishment of the scheme to provide shop frontage improvements based around the historic core of Bromley North Village.</p>	250,000
BROM 1d: Public Realm Welcome Strategy and implementation from South Bromley Station to the south side of the Market Square.	<p>This project will concentrate primarily on developing building based signage, lighting and orientation and focus on the area from Bromley South to south of Market Square.</p> <p>Inconsistent signage and confusion about distances between areas can dissuade people from walking and exploring the area around them.</p>	460,000

Regular progress on the development and delivery of these projects will be made to the Renewal & Recreation PDS at the appropriate time.

Funding Schedule and Approvals

- 3.4 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 is requested to endorse the release the Council match funding contribution, subject to the TfL approval being secured on 14th January 2013. The Council is seeking confirmation from Design for London on a reprofiling of the 2012/13 OLF budget, including match funding requirements and agreement that this funding can be paid on the raising of orders. This will allow the Council to purchase materials that then can be charged to the 2012/13 Outer London funding allocation, which may be a risk if not defrayed before the end of March 2013.

Implementation

- 3.5 The Council's highway term contractor, Conways have prepared the scheme's detailed drawings, costings and implementation plan, working alongside the urban design team at Studio Egret West. A detailed specification of the scheme has been sent to Conways and the new Transport for London highway term contractor Enterprise Mouchal for pricing. A comparison of costs and programming by the Council's engineering team has concluded that Conways offered the best price. It is therefore proposed to commission Conways, under the terms of the existing term contract, to carry out the build contract for this project. Implementation could start in February 2013 with the placing of material orders and de-cluttering, 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. The preliminary programme timetables works for Market Square and East Street in 2013/14 and High Street North in 2014/15. The detailed implementation programme is currently being drafted and this will be presented to the Renewal and Recreation PDS for consideration once it has been finalised. It is proposed to engage a project engineer on a two year temporary contract to manage the project. The cost of this post has been incorporated in to the main budget.

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 The Executive on 2nd February 2011 as part of the Capital Programme Review approved a capital scheme for Bromley Town Centre improvement programme of £6.667m funded from three principle sources: The Council's capital reserves (£1.5m), Transport for London (£3.3m), a contribution from the Outer London Fund 2012/14 Grant (£1.829m) and private sector contributions of £38k.
- 5.2 The table below sets out the estimated costs, spending profile and funding for all the schemes within the Bromley Town Centre improvement programme: -

Bromley Town Centre Improvement Programme	2011/12	2012/13	2013/14	2014/15	Total
	£'000	£'000	£'000	£'000	£'000
Bromley North Village Public Realm Improvements					
<u>Expenditure</u>					
Capital works	0	1,584	2,424	1,038	5,046
Design fees	128	270	0	0	398
Project Management (Temp fte)	0	0	50	50	100
Total estimated costs	128	1,854	2,474	1,088	5,544
Bromley South Station to Market Square	0	187	188	0	375
Bromley North Village shop frontage improvements	0	94	194	0	288
Public Realm Welcome Strategy & Implementation	0	90	370	0	460
Total estimated cost of Bromley TC Improvements	128	2,225	3,226	1,088	6,667
<u>Funding</u>					
Bromley North Village Public Realm Improvements					
TfL funding (to be confirmed 14.1.13)	128	840	2,242	90	3,300
LBB Capital receipts	0	0	500	1,000	1,500
Outer London Funding	0	744	0	0	744
	128	1,584	2,742	1,090	5,544
Other Bromley TC Improvements					
Outer London Funding	0	352	733	0	1,085
Private sector contributions as match funding	0	19	19	0	38
	0	371	752	0	1,123
Total Capital Funding	128	1,955	3,494	1,090	6,667

5.3 Members should note that no orders will be placed or contracts agreed until the following confirmations have been received from TfL and Design for London, to ensure that LBB is not at risk of meeting any additional costs other than the £1.5m contribution already agreed: -

- Written confirmation from TfL after 14 January 2013 that £3m funding is available to meet the spending profile of the scheme.
- Written confirmation from Design for London that the revised spending profile of the individual projects has been agreed along with the requirement that the match funding is provided in 2013/14.
- Confirmation from Design for London that funding will be paid on the evidence of orders having been placed before 31st March 2013 in order to secure the OLF funding.

5.4 In respect of the Shop Frontage improvement scheme, Officers will ensure that the required level of match funding is obtained from the shop owners, prior to any orders being raised for the works, to ensure that the grant criteria is met in order to release funding from Design for London.

6 LEGAL IMPLICATIONS

6.1 None for the purposes of this report.

7 PERSONNEL IMPLICATIONS

- 7.1 As part of the implementation of the improvement programme it is proposed to engage a project engineer on a two year temporary contract. The cost of this post has been incorporated in to the main budget.

Non-Applicable Sections:	
Background Documents: (Access via Contact Officer)	