

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 Munnelly, Head of Renewal
Tel: 020 8313 4519 E-mail: kevin.munnelly@bromley.gov.uk

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 and endorse the detailed design of the Bromley North Village Public Realm Improvements.

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: N/A
 3. Budget head/performance centre: Renewal and Capital Programme
 4. Total current budget for this head: £219k and £6.667m
 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:
-

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
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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 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 2**. The scheme consists of three main components:

- East Street. This is set 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.

Funding Schedule and Approvals

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 on 9th January are requested to endorse the overall design and 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.

Implementation

3.6 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 was 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 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 that 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.

3.7 The Outer London funds are being used to deliver the following projects:

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. | 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. | 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.

4.0 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.

5.0 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 £55k has been spent, leaving an uncommitted balance of £178k to fund specialist advice for the remaining part of the procurement process.
- 5.2 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.
- 5.3 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.

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