

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

Date: 26th February 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 seek the approval of the Portfolio holder for the use Section 106 funds for Bromley Town Centre Improvements and to update Members of progress on delivering the Town Centres Development Programme
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2. RECOMMENDATION(S)

- 2.1 That the Portfolio Holder agrees that the £26.5K of Section 106 funds from the Widmore Road development be used to fund town centre improvements in Bromley Town Centre.
- 2.2 Members are asked to note the progress on the delivery of the Town Centres Development Programme

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: £26.5k
 2. Ongoing costs: Non-Recurring Cost:
 3. Budget head/performance centre: Renewal
 4. Total current budget for this head: £182k and £26.5k
 5. Source of funding: Local Public Sector Agreement Reward Grant (LPSA), earmarked reserve for Town Centre Development and S106 funds
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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 on from the clarification meetings with each of the selected developers a development brief has been prepared and issued on the 4th of February with an expected return date of the 5th of April. This will be used as the basis by the three potential developers to prepare their detailed submissions.

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
7th January	Home team meeting held with all potential development partners to set out the Council vision, outline the work done to date, objectives, process and timeframes.
4 th February	Development Brief issued
w/b 25th February	Workshop 1 / Presentation by Developers to Home team and Members
w/b 18th February	Workshop 1 / Presentation by Developers to Home team and Members
5 th April	Receive Submission
w/b 8 th April	Initial Evaluation and recommendation of preferred development partner
April 2013	Approval by Executive

Section 106 Funds

- 3.4 In accordance with the delivery of the Town Centre Development Programme, £26.5K of Section 106 funds from the Widmore Road development will be required to contribute towards the funding of public realm improvements in Bromley South.

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 £51k has been spent, leaving an uncommitted balance of £182k to fund specialist advice for the remaining part of the procurement process.
- 5.2 The Town Centre Development Issues Progress report which went before the R&R PDS on January 2010 indicated that there was £26.5K of uncommitted Section 106 funds which was to be used specifically for Bromley Town Centre improvements. The Portfolio holder is requested to agree that this sum be used to fund public realm improvements in Bromley South in accordance with the Town Centre Development Programme.

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:	Legal Implications, Personnel Implications
Background Documents: (Access via Contact Officer)	NA