

Decision Maker: Renewal and Recreation PDS Committee

Date: 11th June 2013

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

Title: TOWN CENTRES DEVELOPMENT PROGRAMME UPDATE

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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 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: NA
 2. Ongoing costs: Non-Recurring Cost:
 3. Budget head/performance centre: Renewal
 4. Total current budget for this head: £197K
 5. Source of funding: Local Public Sector Agreement Reward Grant (LPSA), earmarked reserve for Town Centre Development
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Staff

1. Number of staff (current and additional): 4
 2. If from existing staff resources, number of staff hours:
-

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 An update on the progress to date of selecting a development partners is set out below along with the future task and timetable.

Event	Date	Process
Development Brief Issued	4 February 2013	Issued to Muse Development, Kier and Barratt Developments.
Brief Clarification Meeting	25 February	Held meeting with Muse Development to run through the Brief
Technical Meeting (Planning, Transport and Housing)	14 March	Held with Muse Team (Architects and Planning consultants) on Planning, Highways and Housing Policy
First Design Workshop	19 March	Discussion on initial ideas about concept for masterplan and form of buildings
Second Design Workshop	25 April	Workshop on development of masterplan
Development Brief submission	Noon 20 May	Muse Developments were the only developers to submit a proposal.
Internal consideration (initial) of clarification required from Muse on their submission	W/c 10 June	Clarification points will be discussed and agreed at a meeting of the Project Team members and Technical Specialist on w/c 10 June. These will be issued to the Bid Team the following for response(s) due 28 June.
Draft Report from Technical Specialist	6 July	Montagu Evans and CABA have been commissioned by the Council to provide a technical analysis on the bid submission based on their areas of expertise. They will provide written report on the bid submission and the response to initial clarifications. ME to provide technical evaluation on Viability, Deliverability and Programme section of the bid submission. CABA on Masterplan framework.

Event	Date	Process
Clarification Meetings	June/ July	Proposed evaluators for each section of bid submission as follows: The Masterplan Vision Statement: The Team & Deal Structure: Viability, Deliverability and Programme:
Negotiation Meetings	July/ August	Schedule meetings with Muse Development, to primarily consider the nature of the deal and partnership arrangements
Reporting/ Decision Process	September	Report to Executive.

Bromley North Village

- 3.3 The final consents and funding agreements have now been agreed and the main material orders for the improvement project have been placed. Due to the complexity of the build programme the implementation has had to be subdivided into 7 separate phases which are illustrated on the phasing plan attached as **Appendix 2**. The first phase, in East Street, is due to commence in July 2013 and the full programme will take 18 months to implement.

A Planning Application has been submitted by the Contractor use the Council site on Tweedy Road as the temporary compound for storing materials and plant relating to Bromley North Village. It will be used as a compound for 2 years before being returned to its existing use.

A comprehensive communication plan has been drafted in support of the implementation of the project and this will be circulated once the phasing plan is finalised.

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 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 £36k has been spent, leaving an uncommitted balance of £197k to fund specialist advice for the remaining part of the procurement process.

6 LEGAL IMPLICATIONS

- 6.1 None for the purposes of this report.

7. PERSONNEL IMPLICATIONS

7.1 None for the purposes of this report

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