

Decision Maker: Renewal and Recreation PDS Committee

Date: 18 September 2013

Decision Type: Non-Urgent Executive Non-Key

Title: **BECKENHAM AND WEST WICKHAM TOWN CENTRES –
PROGRESS UPDATE**

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

Chief Officer: Marc Hume, Director Regeneration and Transformation

Ward: Copers Cope and West Wickham Wards

1. Reason for report

- 1.1 To update Members on the work of the Beckenham and West Wickham Town Centres Working Group
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2. RECOMMENDATION(S)

Members are asked to note the following:

- 2.1 The submission of the revised Beckenham Town Centre's Step 1 bid to Transport to London (TfL);
- 2.2 Progress of the Council's improvements to way finding; heritage and Town Centre Management in Beckenham;
- 2.3 A report will be presented to Development Control Committee on 8 October concerning the conservation area extension for Beckenham;
- 2.4 The on-going work with TfL to develop proposals for improvement to West Wickham High Street/ Glebe Way Transport for London Route Network(TLRN).
- 2.5 A report will be submitted to the October Executive to seek approval for the match funding required for the TfL bid submission.

Corporate Policy

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

1. Cost of proposal: £3.257m for Beckenham Town Centre
 2. Ongoing costs: Non-Recurring Cost:
 3. Budget head/performance centre: Capital Programme
 4. Total current budget for this head: None as TfL approval is awaited for the sum of £2.345m and Executive approval will be sought for the estimated match funding required of £912k from capital receipts
 5. Source of funding: TfL funding Approval awaited and Executive approval will be sought for £912k match funding
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Staff

1. Number of staff (current and additional): 3
 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): Beckenham Town Centre and West Wickham Town Centre
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Ward Councillor Views

1. Have Ward Councillors been asked for comments? Yes
2. Summary of Ward Councillors comments: N/A

3. COMMENTARY

Introduction

3.1 The Beckenham and West Wickham Working Group was established to oversee the development of a Public Realm Improvements Programme for the town centres.

3.2 Members will recall that the terms of reference for the Working Group are:

“To identify and scrutinise factors which particularly affected the economic sustainability of Beckenham and West Wickham Town Centres and suggested costed action proposals.”

3.3 Since March 2012 the Working Group has been meeting once a month, alternating between Beckenham and West Wickham. The minutes of the Working Group’s last meeting held on 23 May is attached at Appendix A.

Beckenham

Major Improvement Scheme – TfL and LiP

3.4 The Working Group coordinated the work of East Architects as they developed the public realm concept design for Beckenham Town Centre. This design work formed the basis for a Step 1 Major Scheme bid which was submitted to Transport for London(TfL) Area Based Programme on 7 Sept 2012.

3.5 On 14th December 2012 TfL announced the Area Based Programme settlement for 2013/14. TfL did not support the Area Based Bid but did approve £175K under 2013/14 LiP funding for High Street/ Rectory Road junction improvements. Outline proposals for these works have already been developed as part of the original Step 1 and officers are now proceeding with survey works to inform a detail design for implementation.

3.6 TfL feedback on the previous Step 1 bid confirmed that the quality of the bid and the competitive nature of the bidding round. Officers have worked closely with TfL representatives to improve the design proposal and have been encouraged to resubmit a bid. The Working Group agreed to the resubmission of the Step 1 bid at its meeting on 23 May 2013. The changes include providing further clarification on assessing the impact of traffic on the High Street and Rectory Road .TfL also wanted to ensure this year’s bid made provisions for an integrated scheme with public transport including improvements to access to the main entrance of Beckenham junction.

3.7 The scheme development costs for Step 1 are:

Table 1: Step 1 Design and Development Costs

Design and Development Costs	£
Data Collection	45,000
Feasibility and Initial Design	70,000
Detailed Design and Consultation	195,000
	<u>310,000</u>

The submission of the Step 1 bid was signed off by Portfolio Holder for Renewal and Recreation.

The outline proposed Build costs consist of: Table 2 Indicative Build Costs

Estimated Build Costs	£
Capital costs and fees	2,105,080
Contingency (at 40%)	842,030
	<u>2,947,110</u>

3.8 The scheme submitted is in outline form, as required by TfL's Step 1 requirements. As can be seen by the activities in Table 1 above, a substantial amount of work will need to be carried out on feasibility and detail design before final build costs are known.

3.9 Although no match funding is required towards the design and development costs of £310k, TfL have indicated that they would expect the Council to match fund 28% of the total project cost of £3.257m, which at this stage is estimated to be £912k.

3.10 Officers will seek approval from the October Executive for the estimated match funding required for the overall scheme that has been submitted to ensure that all funding is in place should TfL approve the project and commit the resources in November 2013.

3.11 The overall programme for the scheme if the Step 1 bid is successful is:

- Data Collection until April 2014
- Feasibility & Initial Design until Sept 2014
- Detailed Design & Consultation until April 2015
- Contract Award and Implementation Start Jan 2016
- Completion Nov 2016

Council Town Centre Improvements

3.12 Based on East's concept design, a number of short term improvements were identified by the Working Group specifically based on improving way finding for shoppers and visitors to the town centre. Another element agreed was to highlight the heritage of Beckenham.

3.13 The Working Group has set the direction of a series of these projects which are in various stages of development and implementation. Further details of these projects are provided in Appendix A.

3.14 In addition to the proposed Heritage Trail for Beckenham Town Centre, a character and appearance assessment has been completed for Beckenham town. The purpose of this study was to consider conservation area extensions around Beckenham. A report to the October Development Control Committee is due to consider a potential conservation area extension, including policy; resource; and management implications for the Council.

Beckenham Town Team

3.15 Meetings have been held to develop a framework for the formation of a strong Beckenham Town Team. Representatives from Copers Cope Area Residents Association, the Beckenham Business Association and Town Centre Management have attended a training course held by the Association of Town Centre Management looking at best practice with regard to forming a Town Team. Following this training the core group have prepared draft terms of reference and opened a bank account. The next step is a formal launch planned for Thursday 26th September, when local stakeholders, including Councillors, will be invited

to attend a meeting to agree the terms of reference and constitution, and voting in of officers.

- 3.16 The inaugural meeting will also begin the process of creating a business plan for the town centre and suggest ideas for spending the balance of the funds available. Ideas currently under discussion include a permanent covering for the stage on Beckenham Green, improvements to alleyways along the high street, a tree on the War memorial for use at Christmas and installation of utilities to service the markets. Accurate costs for these projects would need to be confirmed once they have been agreed in principle by the town team – after which agreement would be required from the R&R Portfolio Holder.

West Wickham

- 3.17 Under the remit of considering improvements to West Wickham Town Centre, the Working Group agreed that improvements to the centre should include replacement of lamp columns and the improvement of Swan Junction. Given that the High Street/ Glebe Way are part of Transport for London Route Network, in principle TfL have agreed to fund these improvements.
- 3.18 The Working Group agreed commissioning Mott MacDonald to undertake a study of the design of the junction. Options are currently being considered by stakeholders. Going forward, should an option (or options) be of interest, the consultants will prepare a traffic model to ensure traffic, signal and other operational matters are assessed. The consultants would then undertake a detailed design which we would then consult on. Given that this junction is on the TLRN, TfL would be the funder (i.e. no need for LBB funding), and set the timetable for its implementation.

4. POLICY IMPLICATIONS

- 4.1 The development of a Major Schemes Step 1 Bid are entirely consistent with Policy Objectives set out in Building A Better Bromley and the Local Implementation Plan (2011-2014)

5. FINANCIAL IMPLICATIONS

- 5.1 On 26th March 2012 the Council approved the setting aside of £2.62m in an earmarked Reserve for Member Priority Initiatives. This included a sum of £250k to support immediate Beckenham Town Centre improvements and to support a bid to Transport for London for traffic and public realm improvements.
- 5.2 To date £100k has been spent/committed leaving an uncommitted balance of £150k to possibly act as match funding for the revised Step 1 application.
- 5.3 TFL funding of £175k is available in the 2013/14 LIP for the High Street/Rectory Road junction improvements.
- 5.4 A bid has been made to TfL for a contribution towards estimated costs of £3.257m for capital works for Beckenham Town Centre. The bid requires the Council to make a match funding contribution of 28% or £912k towards the projects total costs.

5.5 Officers will need to seek approval from the Executive for the match funding sum to be set aside in the capital programme, to ensure that all funding is in place should the overall project be approved by TfL during November 2013.

6. LEGAL IMPLICATIONS

None for the purpose of this report.

7. PERSONNEL IMPLICATIONS

None for the purpose of this report.

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