

## **RENEWAL AND RECREATION POLICY DEVELOPMENT AND SCRUTINY COMMITTEE**

Minutes of the meeting held at 7.00 pm on 2 September 2014

### **Present:**

Councillor Ian F. Payne (Chairman)

Councillors Douglas Auld, Nicky Dykes, Alexa Michael,  
Neil Reddin FCCA, Michael Rutherford and Angela Wilkins

Precious Adewunmi, Co-opted Member

### **Also Present:**

Councillor William Huntington-Thresher and Councillor Peter Morgan

#### **25 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS**

An apology for absence was received from Councillor Peter Dean.

#### **26 DECLARATIONS OF INTEREST**

Councillor Payne declared personal interests in Item 6b (Town Centres Development Programme Update) and Item 8 (Town Centre Management Update Report) as he was:-

- Manager of the Bexleyheath Business Improvement District (BID);
- A member of the British BIDS;
- An Advisory Board Member of the Association of Town and City Managers;  
and
- An Executive Member of The Salvation Army.

#### **27 QUESTIONS FROM COUNCILLORS AND MEMBERS OF THE PUBLIC ATTENDING THE MEETING**

#### **28 QUESTIONS FOR THE RENEWAL AND RECREATION PORTFOLIO HOLDER**

A written question had been received from Mr Colin Willetts, Secretary of the Longbury Residents' Association. A copy of the question, together with the Portfolio Holder's response, is attached as Appendix 1.

**29 QUESTIONS FOR THE CHAIRMAN OF RENEWAL AND RECREATION PDS COMMITTEE**

Enquiries regarding the reasons for considering Item 11 (Chislehurst Library) as a Part 2 Exempt document had been received. The Chairman confirmed that the public were aware of the potential redevelopment of the site (to include a new library) as one developer had carried out a consultation and held an exhibition in Chislehurst Library. However, for commercial sensitivity reasons, it was necessary for this item to be considered as a Part 2 report.

**30 MINUTES OF THE RENEWAL AND RECREATION PDS COMMITTEE MEETING HELD ON 23 JUNE 2014**

Minute 8 - Matters Arising from Previous Minutes and Updates (page 6)

It was reported that the Biggin Hill Heritage Centre Working Group would meet in October and an updating report would be submitted to the next meeting of the R&R PDS Committee in November 2014.

**RESOLVED that the Minutes of the meeting held on 23 June 2014 be confirmed and signed as a true record.**

**31 RENEWAL AND RECREATION PDS COMMITTEE WORK PROGRAMME (NOVEMBER 2014-APRIL 2015)**

**Report CSD14108**

Members considered the Committee's work programme for the period November 2014-May 2015 and requested the following:-

- Updates on Bromley Market in relation to costs, income, the future of the market and its function be included in Town Centre Management reports.
- A separate report on the proposals for Churchill Place (Site G in the Area Action Plan) be submitted in November 2014.
- Update report on the New Homes Bonus Topslice - Project Proposals be submitted in November 2014; and
- An 'Arts in Bromley' report be submitted for consideration at the meeting in January 2015.

**RESOLVED that subject to the above amendments, the work programme for the period November 2014-May 2015 be agreed.**

## **32 PRE-DECISION SCRUTINY OF RENEWAL AND RECREATION PORTFOLIO REPORTS**

### **32a BUDGET MONITORING 2014/15**

#### **Report FSD14056**

Members considered the latest budget monitoring position for 2014/15 based on expenditure and activity levels up to 31 July 2014. The total portfolio budget showed a projected overspend of £190k.

Members also considered the level of expenditure and progress with the implementation of the selected projects within the Member Priority Initiatives.

#### **RESOLVED that:-**

- 1) The Portfolio Holder be recommended to endorse the latest 2014/15 budget projection for the Renewal and Recreation Portfolio; and**
- 2) The progress of the implementation of the Renewal and Recreation projects within the Member Priority Initiatives be noted.**

### **32b TOWN CENTRES DEVELOPMENT PROGRAMME UPDATE**

#### **Report DRR14/080**

Members considered the progress achieved in delivering the Town Centres Development Programme and were asked to endorse the submission of project proposals under the New Homes Bonus Top Slice programme.

The Portfolio Holder's agreement was sought for Section 106 funds to be used for the proposed Town Centre Management Initiatives as set out in the report.

With regard to Site C: Town Hall (paragraph 3.3, page 35), it was reported that a positive meeting between the developer and the Council's Management Team had taken place. The applicant was mindful of the comments and advice given in relation to listed buildings and also agreed to undergo a CABE design review as part of the application process.

On-site operational hours for the works at Bromley North had been extended during the summer months and as anticipated, the programme remained on schedule.

The Chairman alluded to several reported trip accidents (including one of a serious nature), as a result of the design of the steps in Market Square. Members were informed that several options to rectify the problem were currently being considered and whilst officers were confident in the design itself, this must be weighed against any potential trip hazard. One suggested solution was to remove the feathered edge of the steps and install planters. The designer had

been consulted and the steps were, at present, only partially opened however, the situation would be monitored if it was decided to open them fully.

The waste bins currently in situ had a tendency to leak and would be replaced by a more robust version.

Councillor Michael stated that the effort to improve Bromley North Village had been worthwhile and the improvements would meet the Council's aim to create a vibrant town centre. On the subject of permitted traffic through the village, Councillor Michael was informed that the scheme was designed to allow traffic to flow through the area but at a modified pace thereby controlling the speed of vehicles. A survey had been undertaken and as a result, numerous requests had been received requesting that the area be partly or fully pedestrianised however, this was not supported by traders.

With regard to the future of the Priory site (paragraph 3.8, page 36), the Assistant Director for Culture, Renewal and Recreation reported that he had met with the Orpington 1<sup>st</sup> BID on 21 August and discussed the possibility of setting up a Community Development Trust. Consultations with local organisations were currently taking place and a report on progress achieved would be submitted to Members in the New Year.

It was anticipated that further designs for the proposed new stage cover for Beckenham Green (paragraph 3.13, page 36), would be available in November. The Chairman emphasised the need for the design to be of a robust nature.

Referring to the New Homes Bonus Topslice (paragraph 3.23, page 38), Members agreed that the London Councils request for submission of bid proposals in August (in what was, essentially, the peak holiday season), was unjust. This was an important project and the Authority had only been given 3 or 4 days in which to respond. The Chairman commended officers in their efforts to ensure proposals were submitted on time.

Visiting Member Councillor William Huntington-Thresher welcomed the proposed bid for Orpington Town Centre and suggested that a forum be set up to bring developers and landlords together to identify opportunity sites within the town centre and to establish schemes that would benefit all. It was reported that elements of the feasibility of proposed schemes were included in the bids for Orpington and Penge. The Head of Town Centre Management and Business Support agreed to examine the possibility of establishing a database of landlords.

The Head of Renewal agreed to send Councillor Wilkins details of how Ward Members for Penge and Crystal Palace could become involved in the Crystal Palace and Penge Renewal Strategy (paragraph 3.20, page 38). Discussions regarding proposals for the rebuilding of Crystal Palace (paragraph 3.22, page 38) were on-going. A meeting between the GLA and the Zhong Rong Group was scheduled.

The sum of £233k referred to in paragraph 5.1 (page 41) was residual funding from the LPSA and allocated by the Executive to support the Town Centre Development Programme. The majority of funds was spent on consultancy work and the employment of specialist agents.

**RESOLVED that:-**

- 1) progress on the delivery of the Town Centres Development Programme be noted;**
- 2) the Portfolio Holder be recommended to agree that the Town Centre Management Initiatives set out in paragraphs 3.12-3.15 be adopted and that £50,000 of Section 106 funds from the Tesco Croydon Road, Beckenham development be used to fund Town Centre Management Initiatives in Beckenham, West Wickham, Penge and Elmers End; and**
- 3) the project proposals submitted as part of the call for bids under the New Homes Bonus Top Slice programme be endorsed and a further report be brought back to the Committee for full scrutiny once detailed project plans have been prepared.**

**32c CAPITAL PROGRAMME MONITORING - 1ST QUARTER 2014/15**

**Report FSD14059**

On 16 July 2014, the Executive received the 1<sup>st</sup> quarterly capital monitoring report for 2014/15 and agreed a revised Capital Programme for the four year period 2014/15 to 2017/18. The report also covered any detailed issues relating to the 2013/14 Capital Programme outturn which were reported in summary form to the June meeting of the Executive.

Members also considered changes agreed by the Executive in respect of the Capital Programme for the Renewal and Recreation Portfolio.

**RESOLVED that the Portfolio Holder be recommended to confirm the changes agreed by the Executive on 16 July 2014.**

**33 GATEWAY REPORT - PROPOSALS FOR THE RE-TENDERING OF THE CHURCHILL THEATRE MANAGEMENT CONTRACT**

**Report DRR14/075**

Members considered the current arrangements for management of the Churchill Theatre which were due to expire in April 2016. The process and timetable for retendering the lease in line with the Council's financial regulations and procurement procedures were also considered.

It was reported that the current contract terminated in April 2016 so it was necessary to start the re-tendering process as soon as possible. The results of this would be reported to Members in May 2015.

Councillor Reddin queried the definition of 'artistic policy' as set out in bullet point 1 of paragraph 3.4. The Assistant Director for Culture, Renewal and Recreation explained that this was based on the type of theatre provision. There was currently a core audience of 50,000 per annum, the majority of which came from the BR post code area. It was therefore necessary to look at the artistic content of provision which was mainly dictated by audiences themselves.

Councillor Michael considered attendance level to be a crucial factor and in this regard, tenderers should be asked to demonstrate how they will continue to maintain or increase attendance levels.

It was reported that programme and pricing schedules comparable with West End theatres was one of the main priorities, together with maintaining the quality of the building and internal furnishings.

The Chairman reported an increase in catchment area since a new management team had taken over the theatre. The current team provided a lot of educational, arts development and outreach work.

**RESOLVED that:-**

- 1) the details of the proposed tender process and timescales outlined in the report be noted; and**
- 2) the Executive be recommended to approve the proposed tender process and timescales outlined and agree that Officers undertake the tendering process.**

**34 TOWN CENTRE MANAGEMENT UPDATE REPORT -  
SEPTEMBER 2014**

**Report DRR14/082**

Members considered an update on Town Centre Management and business support activities which had taken place since the previous update in June 2014.

The Head of Town Centre Management and Business Support agreed to check and report back on the success of the distribution of a discount voucher booklet which encouraged visitors to utilise businesses throughout Beckenham High Street (paragraph 1.7, page 56).

Referring to the Business Support Programme (paragraph 1.8 (ii), page 58), the Chairman commended officers on the success of the 'Bromley Means Business' Expo. Councillor Michael requested feedback on how businesses had fared since the Expo and what had been developed from it. The Head of Town Centre

Management and Business Support confirmed that officers would be examining how much business had been generated as a result.

The Chairman also asked if any retailers had taken advantage of the discount on business rates (paragraph 1.8(iii), page 59). The Head of Town Centre Management and Business Support agreed to look into this and report back.

The re-launch of the Bromley Business Growth Club in partnership with Action Coach was noted as was the upcoming Bromley and Kent Business Expo scheduled to take place at Coolings Nursery on 15 October which Members were encouraged to attend (paragraph 2.6, page 60).

Various projects remained incomplete with regard to the OLF Round 2 programme and a further update would be given at the November meeting of this Committee (paragraph 2.7 (page 61)).

Members were informed that work was ongoing in regard to the Bromley BID. An agreement with the Council in terms of a grant had been finalised. The next stage of the process would involve a feasibility assessment of the BID followed by consultation.

**RESOLVED that the key developments and activities within the Town Centre Management and Business Support Team, as summarised in Appendix 1 of the report be noted.**

**35 LOCAL GOVERNMENT ACT 1972 AS AMENDED BY THE LOCAL GOVERNMENT (ACCESS TO INFORMATION) (VARIATION) ORDER 2006, AND THE FREEDOM OF INFORMATION ACT 2000**

The Chairman moved that the Press and public be excluded during consideration of the items of business listed below as it was likely in view of the nature of the business to be transacted or the nature of the proceedings that if members of the Press and public were present there would be disclosure to them of exempt information.

**36 PRE-DECISION SCRUTINY OF RENEWAL AND RECREATION PORTFOLIO PART 2 (EXEMPT) REPORTS**

**36a UPDATE REPORT ON PROPOSALS TO REORGANISE THE SITE ARRANGEMENTS FOR THE BROMLEY LIBRARY SERVICE**

**Report DRR14/056**

Members received an update on proposals to reorganise the site management arrangements for Bromley Library.

**Members considered the report and supported the recommendations.**

**37 CHISLEHURST LIBRARY, RED HILL, CHISLEHURST**

**Report DRR14/083**

Members considered a report relating to Chislehurst Library.

It was noted that Chislehurst Library played an important part in the overall library delivery strategy and it was envisaged that this would continue over the long-term.

**The proposals set out in the report were noted and Member views were provided to the Executive.**

The meeting ended at 8.10 pm

Chairman



## **QUESTION TO THE RENEWAL AND RECREATION PORTFOLIO HOLDER FOR WRITTEN REPLY**

### **Question from Mr C Willetts, Secretary, Longbury Residents Association**

Residents have noted improvements in the levels of service provided by the cleaning contractor at The Walnuts Leisure Centre. Assuming that there is no bug infestation, could you ensure that all members of staff report/remove the odd bug(s) for immediate disposal (re my previous email 1/6/14).

### **Portfolio Holder's Response**

Yes.

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