

Report No.
DRR15/028

London Borough of Bromley

PART ONE - PUBLIC

Decision Maker: Renewal and Recreation PDS Committee

Date: 18th March 2015

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

Title: TOWN CENTRES DEVELOPMENT PROGRAMME UPDATE

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Ward: All Wards

1. **Reason for report**

1.1 To update Members on progress in delivering the Town Centres Development Programme.

2. **RECOMMENDATION(S)**

Members

2.1 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: N/A
 2. Ongoing costs: Non-Recurring Cost:
 3. Budget head/performance centre: Renewal and Capital Programme
 4. Total current budget for this head: £133k, £164k, £135k, £10m, £1.871m and £125k
 5. Source of funding: Town Centre Development Fund, TfL funding, Investment Fund, Growth Fund, NHB top slice funding and High Street 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:
-

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? Members comments have been sought
2. Summary of Ward Councillors comments: N/A

3. COMMENTARY

Development Programme

- 3.1 As agreed at R&R PDS on 1 April 2014 this report provides updates on only those individual projects where progress has been made.

Site G: West of the High Street

- 3.2 The Executive agreed on 26th November 2014 to adopt a revised development approach for Bromley Town Centre. Part of this revised approach was to consider a revised phased development of Opportunity Site G.
- 3.3 A public meeting was held on 26th February 2015 with local stakeholders to provide an update and further details on the potential next steps the Council is considering in taking forward a phased development on Opportunity Site G. A set of slides from this meeting is attached as Appendix 1. The Executive will consider a further report on 24th March 2015 which will seek authority to market the revised development opportunity and a copy of this report is considered as a Part 2 item to this agenda.

Site C: Town Hall

- 3.5 The Cathedral Group submitted their planning application for the new hotel and residential scheme on 20th January 2015. This application is currently being processed and will be considered in the April Planning Committee cycle.

Bromley Central Area High Street Improvements

- 3.6 As part of the revised strategy for Bromley Town Centre, the Council has undertaken a procurement exercise and have awarded the commission to urban design architects, Studio Egret West. The team will prepare outline designs up to RIBA Workstage C for the pedestrianized area of Bromley High Street.
- 3.7 Following the development of the concept designs, the next stages would involve the consultation with a full range of stakeholders on the emerging designs and the completion of a series of technical studies, including a costed budget.
- 3.8 Funding for the design stage was approved by the Executive from the Economic Development Fund and will take approximately 12-16 weeks to complete. It is proposed that the outcome of this work is presented to the R&R PDS Committee for their consideration.

Beckenham Major Scheme

- 3.9 An important stage in the design development of the Beckenham town centre public realm scheme has been reached. Having agreed a set of clear objectives for the scheme, consultants have developed concept designs to deliver these objectives. This process has involved input from a wide range of stakeholders, including the Beckenham Town Centre Working Group.
- 3.10 A cost plan has been developed which shows what is affordable within the existing scheme budget. A traffic modelling exercise on the proposed improvements to key junctions has also been undertaken. Although still to be audited by Transport for London, the provisional results from the traffic modelling exercise confirm that the proposed new layouts for the High Street/Albermarle Road, Bromley Road/High Street and Thornton's Corner junctions are all acceptable in traffic terms.

3.11 The proposals are currently out to a public consultation exercise which will run from 2 to 27 March 2015 which includes the following events:

- **Public exhibition** – A public exhibition of the concept designs will be held at Citygate Church **from 11:30 am to 8 pm on Thursday, 12 March 2015**. The exhibition will be manned by staff from East Architects and officers from the Council;
- **Copers Cope Area Residents' Association AGM** – East Architects and officers from the Council will be attending the AGM on **18 March 2015**; and
- **Beckenham Business Association** – the meeting scheduled for **25 March 2015** will include an item on the concept designs.

3.12 In relation to the junction works at Rectory Road/Southend Road the Head of Highways has advised that both BT and UKPN will complete their service diversion works by 13th March 2015. Work can then commence on the junction realignment as approved. It is proposed that temporary materials will be used to complete the junction improvement works quickly and the scheme then upgraded once the final design for the overall scheme is approved..

Proposed Beckenham Town Centre Conservation Area

3.13 Following the formal consultation in October, the report on the outcome and recommending designation will be put before the next Development Control Committee on 24th March. It will be recommending that Manor Road will be omitted from the proposed boundary.

Orpington Town Centre

3.14 The Miller Development at the Walnut Shopping Centre for a cinema, gym and retail units is under construction and due to be completed May 2015. A planning application submitted by Miller Properties for a partial redevelopment of the adjacent Silver Lounge complex for use as a 61 bedroom Premier Inn Hotel is currently in currently being processed and it is anticipated by officers that this will be considered by committee on April 2nd 2015.

3.15 The Council is in ongoing discussions with Berkeley Homes following their planning application for the Old Police Station Site to maximise the opportunity to implement comprehensive public realm improvements to the Walnuts Centre. Officers anticipate that the application, consisting of a 9 storey development comprising of 83 residential units, a retail unit, a Wellbeing Centre and 45 car parking spaces for the residential units, may be decided before the end of March.

New Homes Bonus Allocations Update

3.16 In 2015-16 £70 million of London boroughs' New Homes Bonus allocation was top sliced and pooled for use on a programme of projects across London to be agreed by the London Enterprise Panel (LEP). The funding that each borough contributes to the top slice is expected to be returned to that community through this process. The funding was allocated to projects in line with seven LEP priorities. These are: Apprenticeships, Skills & Training; High Streets; Places of Work; Unlocking Development; Business Support; Digital, Creative, Science & Technology; and Resilience and Low Carbon.

- 3.17 Project proposals were considered and endorsed by the Renewal & Recreation PDS Committee on 2 September and submitted to the LEP for their consideration. These proposals were evaluated by the GLA to ensure conformity with the Strategic objectives for the LEP. The Council was advised on 21st of February 2015 that the submitted proposals had been approved by the LEP Board in accordance with the agreed funding split.
- 3.18 The table below shows the four projects and the agreed capital and revenue funding: -

Project	Capital £'000	Revenue £'000	Total £'000
Penge Town Centre/Crystal Palace	746	200	946
Orpington Town Centre	400	100	500
Biggin Hill Aviation Technology & Enterprise Centre	0	150	150
Lagoon Road industrial Estate Refurbishment	0	150	150
Total Approved Funding from NHB	1,146	600	1,746

Penge Town Centre Improvements and Business Support

- 3.19 The £746k capital project comprises a package of predominately capital schemes that relate directly to priorities that have been identified from Penge Renewal Strategy. The projects proposed will complement existing programmes and bring forward projects that previously lacked identified funding. The main focus of funding will be on: Public realm improvements; Shopfront improvements; Business Support; and Wayfinding. There is also £50k of funding allocated for business support initiatives. These initiatives will complement what is currently on offer and will build upon the scheme delivered in Bromley as part of the OLF funding. It will include a shopfront improvement scheme and offer a programme of targeted support and mentoring.

Orpington - Place Making of the Walnuts Centre and Orpington Town Centre Enabling Business Support

- 3.20 The focus of this predominantly capital project with approved funding of £400k, is on place making and enhancing the pedestrian experience of this section of the prime shopping areas to increase footfall. Improvements to cover 5,125sqm of the main Walnut Centre public areas including: Paving; Lighting; Treatment for trees/ new trees; New street furniture; Way finding; and new Market infrastructure.
- 3.21 It is recognised that in developing improvement plans for Orpington and Penge public realm projects, officers will need to ensure that any improvements will result in no net increase in revenue costs for the Council.
- 3.22 In addition to the capital funding, an amount of £300k of revenue NHB funding has been secured to provide business support to both the Penge and Orpington areas. This would involve shop front improvements and support to businesses, building on the scheme delivered in Bromley through the OLF funding. It would also include working with the Orpington First, who will offer a programme of targeted support and mentoring.

Growth Work Resources for Biggin Hill and Cray Corridor

- 3.23 Revenue funding of £300k has been secured to finance the appointment of two development planners whose principal responsibilities will be to take forward the project work streams for both the Biggin Hill Aviation Technology and Enterprise Centre and Cray Corridor Estate renewal projects.

High Street Fund

- 3.24 On 2 October the Mayor of London launched the High Street Fund prospectus. Up to £9m of Capital has been made available until March 2016 by the Mayor to support projects that help achieve his ambitions set out in Actions for High Streets. This is the latest in a series of funding rounds, which started in 2011 with Round One of Outer London Fund, aimed at helping London's high streets to grow and become more vibrant.
- 3.25 Project proposals were considered and endorsed by the Renewal & Recreation Committee on 18th November 2015. Following further development only one bid for £200k relating to Orpington was submitted in consultation with the Portfolio Member of Renewal & Recreation. This bid sought to extend the scope of the improvements planned under the NHB funding to the public realm in the Walnut Shopping area.
- 3.26 The High Street Fund has been significantly oversubscribed, as a result the GLA have sought to reduce the amounts awarded to successful bids. The GLA have confirmed that that an allocation of £125k of capital funding has been made to the Orpington project.

Next Steps

- 3.27 Officers are now working with officials from the GLA to finalise grant agreements to cover both the NHB and HSF allocations. It is proposed that a formal Project Board is established for the NHB projects and detailed project plans drafted and approved. It is proposed that the Project Board will include the Portfolio Member for Renewal & Recreation and local ward Councillors. It is proposed that regular update reports will be brought back to the Executive and Renewal & Recreation PDS Committees.

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 2011-2012 and the Renewal & Recreation Portfolio Business Plan 2013/14. The work of the Renewal team links to the Building a Better Bromley priorities by working towards the provision of Vibrant and Thriving Town Centres.

5. FINANCIAL IMPLICATIONS

- 5.1 A sum of £233k was set aside by Members to fund the Town Centre Development Programme, including Site G. To date £161.3k has been spent or committed, leaving a balance of £71.7k available to fund specialist advice for the remaining part of the process.
- 5.2 On 26th November 2014 the Executive approved the establishment of the Growth Fund and allocated £10m of reserves to this Fund. Within this sum was a provisional allocation of £3m towards specific projects in Bromley Town Centre.
- 5.3 On 25th of March 2015 a report will go before the Executive seeking approval to use the remaining balance of £2.9m, £2.7m to fund the purchase of properties within the red line development site and up to £200k for specialist legal and development advice required to finalise a development agreement with a preferred partner.
- 5.4 At the 26th November Executive meeting, a sum of £135k was also set aside from the Investment Fund for Bromley Town Centre to meet the estimated feasibility costs of the proposed redevelopment programme. To date, nothing has been committed from this allocation.

- 5.5 The Council is expected to receive New Homes Bonus of £6,175k in 2015/16, of which there will be a top-slice of £1,746k allocated to the LEP. This report includes proposals to spend this top slice amount in accordance with the requirements of the LEP with proposals of £1,746k from the New Homes Bonus top-slice and High Street Funding of £125k, supported by the GLA.
- 5.6 The NHB top-slice funding has to be spent by the end of March 2017 and the £125k High Street funding needs to be spent by the end of March 2016.
- 5.7 The tables below summarise the project expenditure split between capital and revenue, and between the two financial years to 31 March 2017.

Project	Capital £'000	Revenue £'000	Total £'000
Penge Town Centre/Crystal Palace	746	200	946
Orpington Town Centre	525	100	625
Biggin Hill Aviation Technology & Enterprise Centre	0	150	150
Lagoon Road industrial Estate Refurbishment	0	150	150
Total Approved Funding from NHB	1,271	600	1,871
Expenditure split between 2015/16 and 2016/17	2015/16 £'000	2016/17 £'000	Total £'000
Capital expenditure	585	686	1,271
Revenue expenditure	300	300	600
Total Expenditure	885	986	1,871

- 5.8 As highlighted in 3.21 above, that officers will ensure that any improvements will result in no net increase in revenue costs for the Council for the Orpington and Penge public realm projects.
- 5.9 TfL have provided £164k funding during 2014/15 to enable the design and development phase of the Beckenham Project to be undertaken.

6 LEGAL IMPLICATIONS

- 6.1 The Site G scheme and the Council's objectives will drive the procurement methods. It is likely that any process will need to be compliant with the Public Contracts Regulations 2015.
- 6.2 The Director of Corporate Services is satisfied that, since the changing situation in the Town Centre has rendered a single comprehensive redevelopment of Site G impossible, it is appropriate for the Council now to proceed on the basis of a phased redevelopment of Site G in order to pursue the objectives of the AAP.
- 6.3 In the coming months, agreements will be drawn up with London Councils and the GLA, agreeing the detailed delivery schedules, milestones, outputs and expenditure for all elements of the New Homes Bonus and High Street Fund allocations programme.

7 PERSONNEL IMPLICATIONS

- 7.1 It is intended to use part of the revenue funding from the New Homes Bonus allocation to appoint two development planners on fixed term contracts up to April 2017 to facilitate the delivery of the projects. There is an existing job description for Planners which is graded BR6 -BR13 and will be used to advertise these posts.
- 7.2 The posts will initially be offered to staff in the redeployment pool, before being advertised internally to all staff. If we are unable to recruit staff who are sufficiently skilled to undertake these roles, the posts will be advertised externally via the Bromley website.

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