

Decision Maker: Renewal and Recreation PDS Committee

Date: 24th June 2015

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

Title: TOWN CENTRES DEVELOPMENT PROGRAMME UPDATE

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Chief Officer: Marc Hume, Director, Regeneration and Transformation

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:
-

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: £72k, £10m, £135k, £50k and £164k
 5. Source of funding: Town Centre Development Fund, Growth Fund, Investment Fund, S106 resources and TfL 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
-

Ward Councillor Views

1. Have Ward Councillors been asked for comments? Yes
2. Summary of Ward Councillors comments: Details of the comments will be raised at the meeting

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 Work is progressing on the Site G programme. The design team are preparing options and a revised costing plan. The Council is committed to carrying out regular consultation with stakeholders and taking their views into consideration in the drafting of a development brief for the site. In support of this officers met with a range of local stakeholders, including the Friends of Site G, on 2nd June 2015 to help define the scope and form of an initial design workshop. Officers are currently putting in place the arrangements for this workshop which will now take place in early July 2015. Subject to a positive outcome and approval by the Council's Executive Committee it is anticipated that the development opportunity will be marketed in early autumn 2015.

Site C: Town Hall

- 3.3 Discussions are in progress with the Cathedral Group to resolve a range of issues arising from their submitted application for the new hotel and residential scheme which will then be reported to the earliest available planning committee.

Bromley Central Area High Street Improvements

- 3.4 The design team, Studio Egret West have completed the first stage of the design process for the improvement works and have undertaken all of the technical studies. They are currently preparing a series of concept options which will form the basis of an initial public consultation exercise which is due to take place in Bromley Town Centre on 27th June 2015. Copies of the consultation material will be circulated to the Committee prior to the 24th June meeting. The outcome of this consultation will feed into the final Stage C report due to be produced by September 2015. It is proposed that the outcome of this work is presented to the R&R PDS Committee for their consideration.

Beckenham Major Scheme

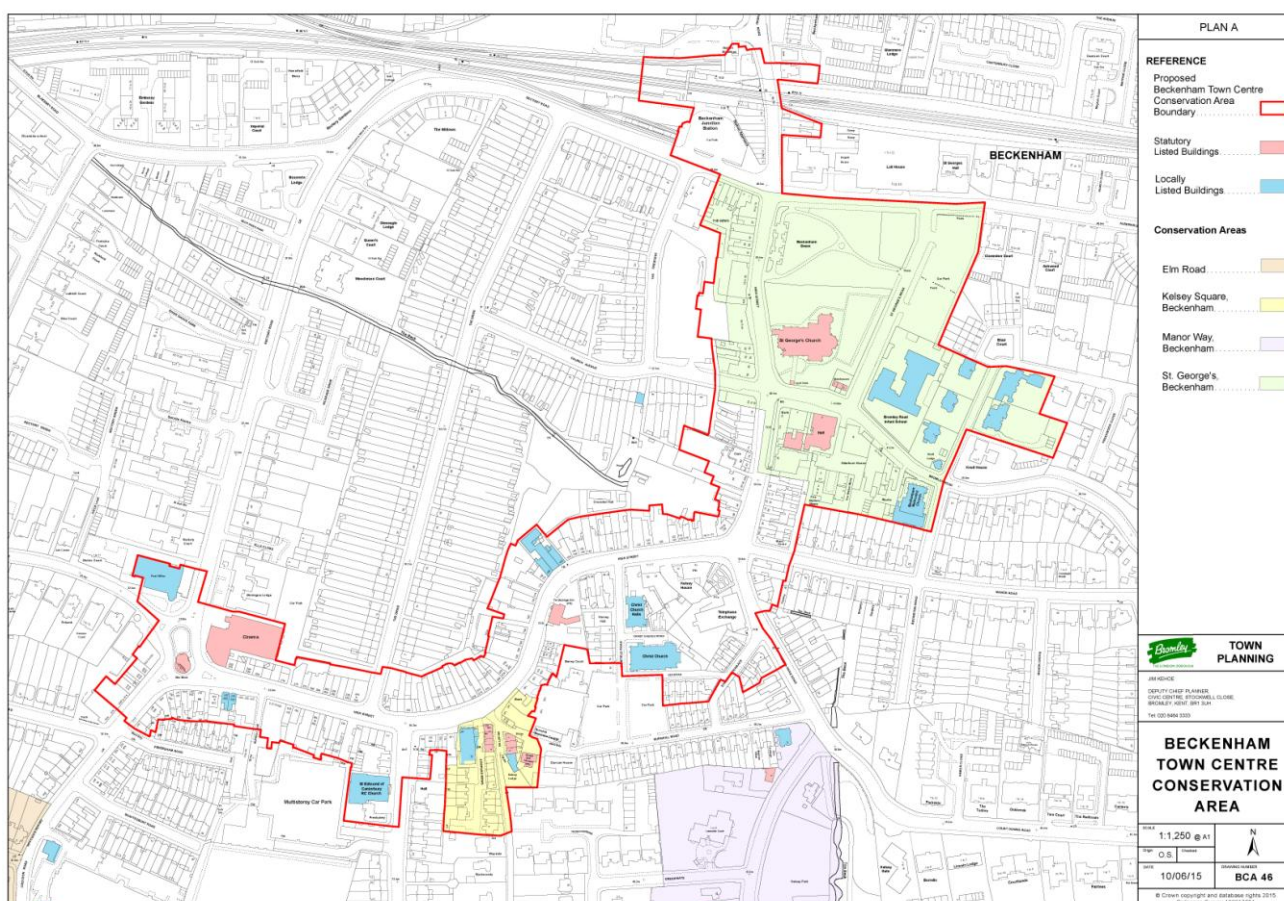
- 3.5 Following feedback from the Transport for London Urban Design review officers were encouraged to review the original scheme design with a view to expanding the scope of the scheme to focus improvements around key origin and destination points. These revised scheme drawings were the subject of a public consultation exercise which ran throughout March 2015. A summary of the consultation analysis is attached as Appendix 1. Officers are currently meeting with representatives from Transport for London to discuss the implications of the revised scheme on the current budget allocation. A verbal update on these discussions will be provided to the Committee on the evening of the meeting. This issue will also be discussed with the Beckenham Town Centre Working Party's next meeting on 2nd July 2015.
- 3.6 Work is also progressing on implementing a series of short term improvements funded from S106 contributions. These improvement works included the provision of infrastructure to support the market in Beckenham Green and a new cover for the band stand. It is proposed that options for these improvements will be also be presented to the BTCWP meeting on 2nd July for their consideration.

3.7 In relation to the Rectory Road/South Road Junction works the Highway's team has advised that all of the diversion works for both BT and UK Power were completed last month. Detailed design for the new road and signal layout is also now complete. The necessary documentation has now been submitted to Transport for London for their Network Assurance approval as the junction forms part of their Strategic Road Network. Subject to this approval it is anticipated that this junction improvement work could be commenced as early as July 2015.

Proposed Beckenham Town Centre Conservation Area

3.8 On 10th June 2015, the Executive approved the adoption of a new conservation area named "Beckenham Town Centre Conservation Area" with the boundaries set out in Map 1 below (A larger version of this map is available in the Members Room). Owner/Occupiers within the affected area will now be notified of this new designation and a Conservation Area Statement will be prepared to give guidance to applicants and planners for the determination of planning applications.

Map 1: Beckenham Town Centre Conservation Area



New Homes Bonus and High Streets Fund Update

3.9 Following the LEP approvals of the New Homes Bonus project proposals for Penge, Orpington, Biggin Hill and the Cray Business Corridor, the Council's Renewal Team are currently working with the GLA in drafting legal agreements for the delivery of these projects. The Council is also progressing with a procurement exercise utilising the GLA's ADUP Framework panels to appoint design teams for the production of design options for the Penge and Orpington schemes. These options will then be subject to consultation by

the full range of stakeholders before the production of the detailed final design and implementation.

- 310 Officers are working closely with Orpington 1st Bid Company to finalise a service level agreement which will govern the delivery of the business support aspects of the High Street Fund and New Homes Bonus Fund programme in the Walnuts Shopping Centre area.
- 3.11 Interviews have taken place for the appointment of project officers to run the NHB projects and it is anticipated that these new posts will be occupied by mid July 2015.
- 3.12 Regular update reports on the progress of these projects 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 £163.3k has been spent or committed, leaving a balance of £69.7k 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, an amount of £2.7m was approved to purchase properties within the red line development site in Bromley as part of the Housing Zone Bid and up to £200k for specialist legal and development advice required to finalise a development agreement with a preferred partner.
- 5.3 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.
- 5.4 The Council has been allocated a sum of £1.746m from the New Homes Bonus top-slice that has to be spent by the end of March 2017 and High Street Funding of £125k, supported by the GLA that needs to be spent by 31 March 2016.
- 5.5 The table below summarises the project expenditure for the two year period between capital and revenue: -

Project	Capital £'000	Revenue £'000	Total £'000
Penge Town Centre/Crystal Palace Public Realm scheme	746	200	946
Orpington Town Centre	525	100	625
Biggin Hill Aviation Technology & Enterprise Centre	0	150	150
Lagoon Road Industrial Estate Redevelopment	0	150	150
Total	1,271	600	1,871
Funding			
New Homes Bonus Top Slice Funding	1,146	600	1,746
GLA - High Street Funding	125	0	125
Total Funding	1,271	600	1,871

- 5.6 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.
- 5.7 On 4th September 2014, the Portfolio Holder agreed that £50k of S106 funds from the Tesco, Croydon Road Beckenham development, could be used to fund Town Centre Management Initiatives in Beckenham, West Wickham, Penge and Elmers End. To date £1k has been spent on the Christmas lights in Penge and West Wickham.

6 LEGAL IMPLICATIONS

- 6.1 None for the purpose of this report

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