

Decision Maker: RENEWAL AND RECREATION POLICY DEVELOPMENT AND SCRUTINY COMMITTEE

Date: 22 November 2016

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

Title: TOWN CENTRES DEVELOPMENT PROGRAMME UPDATE

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Chief Officer: Nigel Davies, Executive Director of Environment & Community Services

Ward: All Wards

1. Reason for report

- 1.1 To update Members on progress in delivering the Town Centres Development and Growth Programme.
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2. RECOMMENDATION(S)

- 2.1 That Members note the progress on the delivery of the Town Centres Development and Growth 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: N/A:
 3. Budget head/performance centre: Renewal budget, Capital Programme and S106 Funding
 4. Total current budget for this head: £13.054m
 5. Source of funding: Town Centre Development Fund, Growth Fund, Investment Fund, S106 resources, NHB/GLA High Street funding and TfL funding
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Staff

1. Number of staff (current and additional): 5
 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? Yes
2. Summary of Ward Councillor's comments: Officers hold regular update meetings with Ward Councillors.

3. COMMENTARY

Development Programme

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

Site G: West of the High Street

- 3.2 The Council is currently undertaking a procurement exercise to select a preferred development partner to deliver a residential-led scheme as part of the next phase of development on Opportunity Site G West of the High Street.
- 3.3 Bids were received from the two shortlisted bidders on 21st October 2016 and these are currently being evaluated by Officers. Further clarification meetings covering further questions raised from the submissions are underway between the Council and the shortlisted Bidders.
- 3.4 It is anticipated that an award of tender report will be submitted to the Executive in the New Year following the completion of the tender evaluation process. This report will advise Members on the details of the bidder submissions, the results of the evaluation process and provide an Officer recommendation for the preferred bidder.
- 3.5 Following the Council's confirmation of the preferred bidder, the bidder will be expected to enter into the development agreement within 3-6 months. Further update reports will continue to be brought back to both the R&R PDS Committee and the Executive on a quarterly basis.

Site A: Bromley North Station

- 3.6 The Draft Local Plan will include a revised policy for the former Opportunity Site A which will be published for consultation in autumn of 2016. The Council is continuing to engage with GLA, residents and business, other site owners, Network Rail and developers Prime Place to bring about an appropriate development of this site. This work is still ongoing and is currently being refined and will inform the revised policy for the site.

Beckenham Town Centre Public Realm Improvements

- 3.7 The Executive on 18th October 2016 approved the overall scheme design and budget. The project has now formally entered the implementation phase. The Council's Highway Engineering term contractor FM Conway presented a provisional phasing plan for the scheme implementation to the Beckenham Town Centre Working Party on 27th October 2016. This envisages a 6 phase implementation starting from Beckenham Station and working towards the War Memorial roundabout. It is proposed that full details of the scheme design and proposed implementation plan will form part of a 2 day public consultation event which will take place in the town before scheme implementation. The proposed phasing plan is attached as Appendix 1.

New Homes Bonus and High Streets Fund Updates

Orpington Walnut Shopping Centre Public Realm Scheme

- 3.8 The detailed design and project programme for the new Homes Bonus public realm of the Walnut Shopping Centre is currently being finalised by the Council's term contractor FM Conway. This includes proposals for the fire escape, electrical lighting and final costings. It is anticipated that the detailed design will be made available at the next R&R PDS in January and that implementation of the scheme would commence in February 2017.
- 3.9 On the 25th October, a meeting was held with Rockspring, the current owners of the Walnuts Shopping Centre, to discuss the delivery programme and any potential impact of the physical works on the operation of the Walnuts Shipping Centre. The Walnut Centre owners are keen to tie in a future relaunch of the Walnut street market to coincide with the completion of the public realm scheme
- 3.10 The Orpington Library Sign which is the final deliverable of the Mayor's High Street Fund project has been installed. A picture of the sign is attached as Appendix 2.

Orpington Regeneration Strategy

- 3.11 As part of the New Homes Bonus project workstream the Council are working with partners to develop a Regeneration Strategy for the town which set the scope and direction for growth in Orpington Town Centre over the next 10 years. This work will be carried out in conjunction with the Council's key external partners – Orpington 1st (BID Company), South East London College and Rockspring.
- 3.12 The Regeneration Strategy will be consistent with the emerging Local Plan and will identify a clear set of objectives for the town centre, as well as a series of short, medium and long term specific interventions for the town centre. In doing so it will address a number of particular issues such as: how to improve the retail offer; how to secure office and employment floorspace; and how to develop the leisure and evening economy. The Strategy will also assess how strategic development sites within the town centre can be redeveloped to meet the emerging objectives of the strategy. The outputs of the report will offer a clear strategy for achieving growth and unlocking future development. It is proposed that the Regeneration Strategy will be adopted by all Partners and details of the Strategy will be reported back to the R&R PDS Committee for review and scrutiny.

Orpington 1st BID Business Support

- 3.13 Orpington 1st BID Company (O1st) is currently delivering the agreed business support programme under the New Homes Programme. This has included the launch of a pop up shop initiative, which will be located on the High Street and will function as a low cost trading platform for new businesses.

Penge Town Centre Improvements

- 3.14 The New Homes Bonus Project will provide the opportunity to develop and showcase a high quality public realm treatment for key High Street spaces that will be informed by the public realm concept design proposed by providing an immediate improvement and uplift to the town centre. Officers are currently working with the Council's highway term contractor, FM Conway, on a cost plan and construction programme for the works to the town squares and the High Street. It is anticipated that the scheme will be commenced in early 2017. Kinnear Landscape Architects (KLA) will be further engaged to provide

design oversight and lead on the detailing of the bespoke elements of design and special features.

- 3.15 Officers are currently working on the strategic brief for the procurement, management and delivery of the Shop Front Improvement scheme which will lead to the production of a tendering document to procure a consortium of architects, contractors and designers to implement the works. It is anticipated that a team will be appointed in the New Year to deliver the scheme with an anticipated completion date of 31st March 2018.
- 3.16 As part of the New Homes Bonus funded business support programme for Penge a contracted business support provider, Retail Revival, has visited many of the independent and franchised businesses in Penge High Street to promote and deliver the programme – involving business ‘health’ audits and bespoke one to one support. Take-up to date has been encouraging. A specialist workshop on business branding has been run and business start-up seminars are planned for early 2017. A town centre web site is in development in partnership with the Penge Traders Association and Penge Town Centre Team. It was hoped that the programme could also have included a pop-up shop on the High Street – however efforts to identify and secure a suitable property have so far been unsuccessful.

Growth Projects Summary

Cray Corridor

- 3.17 Commercial Developers Chancerygate have acquired the Klingers site and are proposing redevelopment of the site for approximately 11,000 sqm of industrial floorspace. It is expected that a full planning application will be submitted in the New Year. Officers have met with representative of Chancerygate to discuss the potential involvement of the Council’s Growth Fund in securing the redevelopment. Officers are currently assessing a number investment options that have been submitted by Chancerygate.
- 3.18 The Council has been advised that the adjacent strategic employment site on Edgington Way has been purchased by a car dealership, who propose to relocate their existing dealership onto the site. The Council has also been advised by AB Foods that they are now proposing to retain their bread distribution centre at Sevenoaks Way. However, this will entail a reconfiguration of the site, which could offer up the opportunity for providing increased employment floorspace. Officers are continuing our dialogue with the owner’s agents.
- 3.19 A special Executive on 1st November 2016 approved a number of strategic property investments in Bromley Town Centre and Orpington Walnut Shopping Centre. These strategic purchases were funded from the Growth Fund as they both offer significant business rate growth potential as part of ongoing redevelopment plans

Bromley Central Library Workspace

- 3.20 Following the identification of the 9th floor of Bromley Central Library as a suitable and potentially available space to deliver flexible workspace for start-up business the Council have now received three provisional offers to operate the facility. These are from:

1. Wimbletech
2. Accelerate – A Private Consultancy
3. YourBromley – the Bromley Business Improvement District Company

It is proposed that a paper considering the operational and commercial merits of the offers will be presented to the Council's newly formed Commissioning Board for their consideration.

Shortlands War Memorial Repair

- 3.21 Following the damage caused to the Shortlands War Memorial by a car accident on 8 July 2016, the Council have now appointed conservation experts Hall Conservation Ltd to produce a conservation assessment and repair report/. This document will provide the information, including the technical drawings and necessary Listed Building Consent, needed to tender for a specialist contractor to undertake the repair of the memorial. It is envisaged that this stage will be completed before Christmas and a tendering exercise for the physical repairs will be undertaken in early 2017. The repair is likely to be complicated but it is anticipated that the memorial will be returned to the site in its original condition in spring 2017.

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 and the Renewal & Recreation Portfolio Business Plan 2015/16. 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 The table below summarises the financial position for each Town Centre Development project. It shows individual budgets, funding streams, spend and commitments and the remaining balances, including the split between capital and revenue expenditure: -

	Budget	Spend	Com'tmts	Total	Balance
	£'000	£'000	£'000	£'000	£'000
Capital					
<u>Housing Zone Bid</u>					
Growth Fund - Properties within red line development site	2,700.0	0.0	0.0	0.0	2,700.0
Growth Fund - Specialist legal & development advice	200.0	0.0	0.0	0.0	200.0
S106 PIL	3,000.0	632.0	0.0	632.0	2,368.0
	5,900.0	632.0	0.0	632.0	5,268.0
<u>Beckenham Improvement Scheme *</u>					
TfL Funding (subject to approval)	2,846.0	663.9	29.8	693.7	2,152.3
TfL Funding - LIP allocation re Southend Rd/Rectory Rd	200.0	59.6	140.4	200.0	0.0
Capital receipts	995.0	0.0	0.0	0.0	995.0
Earmarked Reserve balance for Beckenham Improvements	150.0	0.0	0.0	0.0	150.0
Principal Road maintenance 2016/17 allocation from TfL	250.0	0.0	0.0	0.0	250.0
	4,441.0	723.5	170.2	893.7	3,547.3
<u>New Homes Bonus and High Street Funded Projects</u>					
Penge Town Centre Improvements	746.0	45.2	0.0	45.2	700.8
Orpington Town Centre	525.0	105.9	18.4	124.3	400.7
	1,271.0	151.1	18.4	169.5	1,101.5
<u>Orpington Town Centre</u>					
S106 funding towards Walnuts Shopping Centre area	106.0	0.0	0.0	0.0	106.0
Total Capital	11,718.0	1,506.6	188.6	1,695.2	10,022.8
Revenue					
<u>New Homes Bonus and High Street Funded Projects</u>					
Penge Town Centre Improvements	200.0	15.9	33.1	49.0	151.0
Orpington Town Centre	100.0	69.2	0.0	69.2	30.8
Biggin Hill Aviation Technology & Enterprise Centre	150.0	43.5	0.0	43.5	106.5
Cray Business Corridor	150.0	48.5	5.0	53.5	96.5
	600.0	177.1	38.1	215.2	384.8
<u>Town Centre Development Programme - Site G</u>					
Earmarked Reserve - Site G specialist advice	233.0	209.5	22.0	231.5	1.5
<u>Beckenham Market Infrastructure</u>					
S106 funding for market infrastructure	48	48	0	48	0
<u>Bromley Town Centre High Street redevelopment programme</u>					
Investment Fund - Initial feasibility cost of development programme	118.0	67.2	16.0	83.2	34.8
Investment Fund - Detailed design cost & survey work	287.0	26.3	22.3	48.6	238.4
Broadband Infrastructure Investment project	49.7	24.8	24.9	49.7	0.0
	454.7	118.3	63.2	181.5	273.2
Total Revenue	1,335.7	552.9	123.3	676.2	659.5
Total Funding - Capital and Revenue	13,053.7	2,059.5	311.9	2,371.4	10,682.3

5.2 The Executive, on 26 November 2014, 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 24 March 2015 the Executive approved the use of 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. It is proposed that this amount be used to fund the costs of development consultancy advice required to assist the Council for the remainder of the procurement process and the finalising of a development agreement with a preferred partner.
- 5.4 It should be noted that the revenue maintenance costs of the Orpington Public Realm Scheme will be borne by the Head Leaseholder.
- 5.5 The cost of the repair strategy and physical works toward the restoration of the Shortlands War Memorial will be funded by the insurance company of the driver of the vehicle that caused the damage.

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