

Decision Maker: RENEWAL AND RECREATION POLICY DEVELOPMENT AND SCRUTINY COMMITTEE

Date: 5 April 2017

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

Title: TOWN CENTRES DEVELOPMENT PROGRAMME UPDATE

Contact Officer: Kevin Munnely, Head of Renewal
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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: £16.618m
 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 On 8th February 2017 the Executive approved the selection of Countryside Properties (UK) Limited as the Council's preferred development partner to deliver the next phase of development of Opportunity Site G. This recommendation was based on the outcome of the procurement exercise undertaken using the London Development Panel. Officers are currently negotiating the terms of a development agreement with Countryside Properties which will be brought back to the Executive Committee for approval.

3.3 It is anticipated that the development agreement with Countryside will be concluded within the next three months. The following indicative timetable covers the initial development period:

- Conditional Exchange of Development Agreement - June 17
- Submit Planning Application & Prepare Compulsory Purchase Order documentation – January 2018
- Secure Planning Consent - Spring 2018
- Commence Compulsory Purchase Process – Spring 2018
- Compulsory Purchase Inquiry - Winter 2018
- Commence Development - Autumn 2019
- Completion - Winter 2022

3.4 It is proposed that the detailed development programme and details of the development agreement be reported back to the Executive in June and that regular updates on the progress of Opportunity Site G be reported to the R&R PDS in future as part of the town centre development update report.

Site A: Bromley North Station

3.5 Following the conclusion of the Council's consultation on the Draft Local Plan, which took place at the end of 2016, the responses are currently being analysed. Responses have been received on the proposed allocation at Bromley North Station, most of which continue to express concern about the suitability of the site to accommodate the suggested level of development and potential negative effects upon the local area. The responses to the Proposed Submission Draft Local Plan will be reported to Members for consideration as a whole in late Spring. Subject to this, Full Council will then be required to agree the submission of the Plan to the Secretary of State for formal Examination.

3.6 Prime Place have indicated that they entered into a development agreement with Network Rail and that they propose to submit a planning application in Spring 2017 for the first phase of development on the Sherman Road portion of the Opportunity Site.

Bromley Town Centre High Street Public Realm Improvements

- 3.7 Detailed design drawings, costings and programme for the proposed public realm project and market reorganisation were presented for pre-decision scrutiny by the Renewal and Recreation Policy Development and Scrutiny Committee on the 7th March 2017. Details can be seen in Report No. DRR17/005. The proposals were presented to the Executive on the 22nd March 2017 and will be presented to Full Council on 10th April 2017.

Beckenham Town Centre Public Realm Improvements

- 3.8 The Council's term contractors FM Conway commenced improvement works at the High Street junction with Albemarle, Rectory and Southend Road commenced on the 13th February 2017. Phase 1 of the Major Scheme improvements commenced on the 13th March 2017. These works are on the east side of the High Street between Albemarle Road and Manor Road and include improvements to Beckenham Green. This phase is due to be completed by 2nd June 2017.
- 3.9 At the Town Centre Working Party on the 12th January 2017 a programme of works was presented. Phasing will comprise the completion of the improvements to the High Street junction with Albemarle, Rectory and Southend Road. The remainder of the improvements will be implemented in seven additional phases with project completion in August 2018. The programme is attached as Appendix 1. FM Conway have confirmed that three teams of construction workers will operate on each phase to ensure that the works are completed to maximum efficiency. The Working Party was also advised that a site depot will be located at St Georges car park.
- 3.10 Transport for London has now published a schedule of bus diversions and changes. All details of the scheme design, programme and bus diversions are available on the Council website. (<https://www.bromley.gov.uk/beckenhamimprovements>).
- 3.11 Subsequent to the successful two day promotional consultation event in January 2017 and the separate consultation with the business community, the project team attended the Beckenham Business Association meeting on the 22nd February 2017. The project team are committed to attending further meetings. Wider scheme publicity is also being introduced into the High Street.

Orpington Walnut Shopping Centre Public Realm Scheme

- 3.12 The implementation of the improvement scheme started on site on the 6th March 2017 and has been programmed as a seven month completion period commencing with Phase 1 – Market Square. Efforts will be made to shorten the implementation programme where possible.
- 3.13 Majority of the square will be inaccessible to the public while the works are taking place. However, a route from Homefield Rise, linking Sainsbury's and the Library to the Shopping Centre will be made accessible at all times. A route from the Leisure Centre and College building to the Odeon Square will also be made accessible at all times.
- 3.14 Communications regarding the impending works were initially be sent out by letter to businesses within the town centre on behalf of Bromley Council and Montague Evans (Agents representing Rockspring). The Shopping Centre, Leisure Centre and Orpington 1st BID Company were supplied with A4 pre-publicity flyers. Graphics and Posters will also be made available in due course. Continuous updates will be made via the Walnut Shopping

Centre web site, the BID newsletter, Council Regeneration website and tweets. Banners to enclose the site area have also been suggested.

3.15 The programme of works has commenced as follows:

Item No.	Start Date	Item	Duration
1	06.03.17	Commencement of works to the Fire Escape, Drainage, Ducting and Tree Planting	(18d)
2	30.03.17	Installation of Lighting Cabling and Electrical Infrastructure	(12d)
3	17.04.17	Installation of New Fire Escape & removal of Temp. Escape	(7d)
4	17.04.17	Installation of 'Oasis' Central Paving	(15d)
5	08.05.17	North Side Paving – Leisure Centre edge	(42d)
6	05.07.17	South Side Paving – Berkeley Homes edge	(42d)
7	01.09.17	Bench Installation	(2d)
8	05.09.17	Site Clearance	(1d)

3.16 Discussions are also continuing to take place between officers and Berkeley Homes to resolve and agree the phasing and implementation of the resurfacing both within and along the boundary edge of the Square and their development.

Orpington Regeneration Strategy

3.17 Cushman and Wakefield have been instructed by the Strategic Property department to assess the development capacity for Orpington Town Centre and produce a strategy that will shape the potential for growth into the future. This work is ongoing and Cushman & Wakefield are expected to produce details of the project brief outlining scope and method of delivery for agreement by the Council.

Orpington 1st BID Business Support

3.18 As part of the business support programme for the New Homes Bonus Orpington 1st BID launched a pop up shop at the northern end of the High Street to function as low cost trading platform new businesses. Two new businesses have now been trading from this shop for 2 months and these have been so successful that the BID is considering offering them tenancy on a more permanent basis. A full monitoring report on the outcomes and outputs of the New Homes Bonus business support programme will be requested from Orpington 1st before the end of their contract – recently extended to 31 October 2017.

Penge Town Centre Improvements

3.19 As part of the traffic scheme improvements the Council's Highways team have completed the kerb alignment works and laid new paving on the North side of the High Street. The works on the South side of the High Street are expected to be completed in May. Improvements to the Green Lane Croydon Road junction will be commenced to co-ordinate with Transport for London's signal improvement works schedule which has an anticipated start in early May.

3.20 Implementation of the improvement plans for Empire and Arpley Squares are likely to commence in May following the completion of detailed design on the special elements of the scheme by Kinnear Landscape Architecture.

3.21 The tendering exercise to appoint a consortium of architects, designers and contractors to deliver the Shop Front Improvement Scheme is currently underway. It is anticipated that an

appointment will be made in late April followed by the selection of potential units and commencement of the programme of implementation.

3.22 As part of the New Homes Bonus funded business support programme for Penge, Retail Revival continues to provide business support across the town centre on behalf of the Council. The focus since early January has been on start-up business and three days of start-up counselling sessions took place in the Library – with each potential entrepreneur provided with an action plan. A 12 month lease has been completed on a property on the High Street which has been launched as a pop up shop branded ‘Pengetout’. Retail Revival have been engaged to set up and manage the shop, and they have issued an open call for start-ups interested in taking space using posters, social media and 2 open days in the shop premises. 35 potential start-up businesses to date have been interviewed to understand their needs regarding shared space and business support. An initial 7 local business start-ups have been signed up to trade in the shop, with a further 3 pending. In addition Retail Revival has engaged with high street businesses to promote and encourage participation in the new www.PengeSE20.co.uk website.

Biggin Hill Enterprise Centre and Aviation Academy

3.23 Architects and Masterplanners, Hamson, Barron and Smith (HB&S) were commissioned to prepare a Masterplan to explore the development options for the provision of an enterprise centre and aviation training facility on the West Camp site.

3.24 The space requirements identified by South East London College for expanding their aviation and engineering training operations on the site have been addressed as part of the assessment along with the development potential for the rest of the West Camp site, with a view to identifying future growth. The completed Masterplan, will provide the Council with a development appraisal for the whole of the West Camp site that will enable them to make informed decision of the delivery of the enterprise centre and aviation academy.

3.25 The masterplan will address the following development options:

Phase 1 Northern Section (estimated timeframe 2018 – 2022)

- The refurbishment of the Listed Barrack room buildings for use as an enterprise centre, creating approximately 2,770 sqm of new employment floorspace.
- An Aviation and Technology College, the first phase of which would accommodate 400 students and 100 staff in 6,120 sqm of new campus floor space.
- New vehicular access off main road

Phase 2 Southern Section (Indicative work with a 2020 + estimated timeframe)

- Employment floorspace consisting of approximately 3,678sqm.
- New Stand-alone hanger 2,700 sqm.
- Refurbished Energy Centre.

3.26 The project has identified the extent of the West Camp site needed to ensure the delivery of the 1st phase of development which comprises the enterprise centre and the aviation and technology college. Initial Highway engineering and costings have been undertaken, a heritage assessment has been produced supporting the masterplan which identifies heritage, townscape and visual sensitives to be considered in the redevelopment of West Camp and a valuation report of the 1st phase of development has also been produced.

Next steps:

- 3.27 The site infrastructure requirements are currently being assessed by LBB's Highways engineers who are refining all highways requirement options and HB&S are assessing the gas and electric load requirements for the proposed development in order to receive a financial appraisal of the utility requirements. Current discussions between LBB and Pentbridge Properties have commenced to secure the site. It is estimated a full report on development and procurement options will be presented at the Council's Executive Committee in Summer 2017.

Shortlands War Memorial Repair

- 3.28 The listed building application has now been submitted (reference no:17/00731/LBC) and can be viewed online by those interested in making comments. A decision is anticipated after mid-April and the tendering process for the next stage of physical repair works will commence subject to the outcome of this.

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	3.5	45.5	49.0	151.0
S106 PIL	3,000.0	950.7	0.0	950.7	2,049.3
	5,900.0	954.2	45.5	999.7	4,900.3
<u>Beckenham Improvement Scheme *</u>					
TfL Funding (subject to approval)	2,846.0	670.3	718.6	1,388.9	1,457.1
TfL Funding - LIP allocation re Southend Rd/Rectory Rd	200.0	200.0	0.0	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	870.3	718.6	1,588.9	2,852.1
<u>New Homes Bonus and High Street Funded Projects</u>					
Penge Town Centre Improvements	746.0	45.2	5.0	50.2	695.8
Orpington Town Centre	525.0	125.0	0.0	125.0	400.0
	1,271.0	170.2	5.0	175.2	1,095.8
<u>Orpington Town Centre</u>					
S106 funding towards Walnuts Shopping Centre area	106.0	9.3	3.3	12.6	93.4
<u>Bromley Town Centre Public Realm Scheme *</u>					
Growth Fund (may be replaced by S106 funding when available)	3,564.0	0.0	0.0	0.0	3,564.0
Total Capital	15,282.0	2,004.0	772.4	2,776.4	12,505.6
Revenue					
<u>New Homes Bonus and High Street Funded Projects</u>					
Penge Town Centre Improvements	200.0	45.4	26.3	71.7	128.3
Orpington Town Centre	100.0	81.4	0.0	81.4	18.6
Biggin Hill Aviation Technology & Enterprise Centre	150.0	68.5	12.5	81.0	69.0
Cray Business Corridor	150.0	66.0	0.0	66.0	84.0
	600.0	261.3	38.8	300.1	299.9
<u>Town Centre Development Programme - Site G</u>					
Earmarked Reserve - Site G specialist advice	233.0	233.0	0.0	233.0	0.0
<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	75.9	7.3	83.2	34.8
Investment Fund - Detailed design cost & survey work	287.0	38.0	101.0	139.0	148.0
Broadband Infrastructure Investment project	49.7	24.9	24.8	49.7	0.0
	454.7	138.8	133.1	271.9	182.8
Total Revenue	1,335.7	681.1	171.9	853.0	482.7
Total Funding - Capital and Revenue	16,617.7	2,685.1	944.3	3,629.4	12,988.3

* subject to approval by Executive and Full Council

5.2 Work relating to Opportunity Site G including site acquisition cost is funded from the Growth Fund. This includes £200k allocated for specialist development consultancy towards the conclusion of the development agreement of which £49k has been spent and committed leaving a balance of £151k.

- 5.3 It should be noted that the revenue maintenance costs of the Orpington Public Realm Scheme will be borne by the Head Leaseholder.
- 5.3 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.
- 5.4 The Bromley Public Realm scheme, if approved by the Executive, will result in additional revenue costs of £6k per annum for enhanced cleaning of the area and maintenance costs for the trees and planting with effect from April 2018. The details were included in the report to the R & R PDS committee on 7 March 2017.

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