

**Decision Maker:** RENEWAL AND RECREATION POLICY DEVELOPMENT AND SCRUTINY COMMITTEE

**Date:** 5 July 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

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**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: £16.352m
  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 Following the Executive approval to appoint Countryside Properties (UK) Limited as the Council's preferred development partner to deliver the next phase of development of Opportunity Site G, officers have negotiated the terms of the development agreement with Countryside. This development lease agreement and lease is the subject of a separate report submitted to this committee for pre-decision scrutiny before the Executive on the 19<sup>th</sup> of July 2017.

The timetable for the delivery of Site G is as follows:

- Conditional Exchange of Development Agreement - August 17
  - Submit Planning Application & Prepare Compulsory Purchase Order documentation – March 2018
  - Secure Planning Consent – Summer 2018
  - Commence Compulsory Purchase Process – Summer 2018
  - Compulsory Purchase Inquiry – Spring 2019
  - Commence Development - Spring 2020
  - Completion of Development - Winter 2023-2025
- 3.3 Future updates on the progress of the development programme for Site G will be regularly reported to the R&R PDS committee.

#### **Site A: Bromley North Station**

- 3.4 The responses to the Proposed Submission Draft Local Plan for Bromley North Station were reported to Development Control Committee on 12<sup>th</sup> June 2017. Thirty Three (33) representations were received on the proposed allocation of land adjacent to Bromley North Station. Issues raised included: the suitability of the site to accommodate the suggested level of development; impact on Listed Building; and the reprovision of public transport including better rail links to Central London. On the recommendation of the Development Control Committee, the Draft Local Plan – with the allocation as it stands in the consultation document was submitted to the Executive on the 20<sup>th</sup> of June and ratified by Full Council on 26<sup>th</sup> June. Following on from this, the Draft Local Plan will next be submitted in July 2017 to the Planning Inspectorate for Examination. Following this the Planning Inspectorate will appoint an independent Inspector to consider outstanding objections along with other requirements of legality and soundness.
- 3.5 Prime Place have reported that they have entered into a development agreement with Network Rail and that they propose to submit a planning application prior to the Local Plan Examination in Public for the first phase of development on the Sherman Road portion of the Opportunity Site for a residential led mixed use scheme.

### **Bromley Town Centre High Street Public Realm Improvements**

- 3.6 The High Street design and costings were presented to the Executive on the 22nd March 2017 and to Full Council on the 10th April 2017. Approval of £2.844m was granted from the Growth Fund to undertake the implementation of the proposed public realm project and market reorganisation for the High Street. In addition it was agreed that Executive could approve a further sum of up to £720k for inclusion in the Capital Programme, following consideration of the outcome of the detailed design and final costs of the market kiosks.
- 3.7 The improvements will be implemented by the Council's term contractors FM Conway . They have supplied a programme of works for Phase 1 commencing with the installation of new electrical services on the 14<sup>th</sup> August 2017. Phase 1 works will be between Market Square and Marks and Spencer and works will cease on the 30<sup>th</sup> November for a moratorium over the Christmas and New Year period. A communications strategy with local businesses and the Bromley BID company will be in place before scheme commencement
- 3.8 The Council has appointed TFM term contractor Amey to progress the design and build options for both the mirrored canopies and market and commercial units. The design work and full budget for this element of the project will be brought back to the R&R PDS Committee for consideration in November 2017 or sooner if available.

### **Beckenham Town Centre Public Realm Improvements**

- 3.9 The Council's Highway term contractor FM Conway have completed the initial phase of works at the High Street junction with Albemarle, Rectory and Southend Road. The next major phase of works for the Major Scheme improvements has been commenced with works completed on the eastern side of the High Street between Albemarle Road and Manor Road. Improvements to Beckenham Green are ongoing with the construction of the new tree planters. The work gangs are now working on the Thornton Corner junction before proceeding up towards Beckenham Junction to complete the first major phase of the improvement works by the end of August as the programme timetable.
- 3.10 Officers have raised an issue with the Term Contractor regarding the quality and colour of the granites laid around Beckenham Junction. F M Conway have identified this as a supply issue which they are addressing.
- 3.11 A weekly newsletter to a data base of local businesses and interested parties is being circulated and a FM Conway's business liaison officer is meeting local businesses to discuss their concerns and advise of forthcoming works that may affect them. The project team are continuing to provide regular updates to both the Beckenham Town Centre Working Party and Beckenham Business Association meetings.

### **Orpington Walnut Shopping Centre Public Realm Scheme**

- 3.12 The implementation of the first phase of the improvement scheme focused on Market Square started on site on the 6<sup>th</sup> March 2017. The project is ahead of the estimated programme timetable and the initial phase will now be completed in July as opposed to August.
- 3.13 Links to and around the square have been kept accessible and banners visualising the completed works have been placed on the fencing around the improvement works site. Regular/monthly site meetings are scheduled between the project team and stakeholders including Orpington First and the Walnuts Shopping Centre to discuss the progress of the works.

- 3.14 In addition to the ground work improvements the existing dilapidated fire escape has been replaced with the new fire escape and reposition for better sightlines into the Square. The cladding for the new fire escape is still being prepared and temporary measures to keep the fire escape both accessible and H&S compliant have been put in place. The new trees have been planted and the 'Oasis' paving has been laid.
- 3.15 Discussions are also continuing to take place between officers and Berkeley Homes to agree the phasing and funding of the next phase of improvements to the arms radiating from the Square.

### **Orpington Regeneration Strategy**

- 3.16 Cushman and Wakefield are preparing an update on the Regeneration Strategy. More information will be provided once their findings have been released.

### **Penge Town Centre Improvements**

- 3.17 The improvement works to most of the High Street are almost complete with the new kerb alignment and York stone paving laid to the extent of the Green Lane Croydon Road junction. Further implementation is currently on hold awaiting final junction design approvals from Transport for London. In response to request by stakeholders, a further extension of the new paving covering the Penge Triangle area up to the Crooked Billet pub will be funded by the New Homes Bonus programme.
- 3.18 The planned improvements to Empire and Arpley Squares under the New Homes Bonus programme, have been subject to detailed design work to RIBA Stage 4 by Kinnear Landscape Architects. The Council's term contractors, FM Conway will commence implementation works in mid-September to limit disruption to the local events calendar and this will link in with the November tree planting season for the planting of the two new trees in the squares. All works are scheduled to be completed by the end of November.
- 3.19 Officers are expecting to appoint a contractor to implement the shop front improvement scheme by the end of July. An assessment of the shops that will be suitable for the scheme has already been undertaken and this will be followed by an exercise to secure agreements from the proprietors of the selected units to sign up for the improvements. It is anticipated that works will commence in September with a target completion of March 2018.
- 3.20 As part of the New Homes Bonus-funded business support programme for Penge. Retail Revival continues to support businesses on behalf of the Council. The programme has 2 areas of focus: Start-up businesses and Existing businesses. As part of the Start-up business programme – 22 people have been supported. The pop-up shop has now been running for 12 weeks and comprises 9 start-up businesses - each receive subsidised rates and rents and a programme of training and support to help them become sustainable. A further 5 businesses have been supported with start-up training and test trading opportunities in the shop and have been selling products as 'guest traders'. 8 further start-up businesses have attended training courses which are delivered on Tuesdays in the rear of the shop. As part of the Existing business programme - 24 businesses have been supported. Training for existing businesses is delivered on site and from the back room at Pengetout. Support has included food and hygiene audits, food handling training, IT and digital marketing support, business planning and diversification and visual display. 12 businesses received their food handling level 2 certificates and 10 businesses have received up to £100 grant to help them fund minor improvements or marketing initiatives.

## **Shortland's War Memorial Repair**

3.21 The listed building application (reference no:17/00731/LBC) was approved in April and a Request For Quote exercise has been undertaken to appoint a suitably qualified contractor to undertake the programme of restoration. On 26th of June 2017, Skillingtons were been appointed to undertake the work with an expected completion in September 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: -

	<b>Budget</b>	<b>Spend</b>	<b>Com'tmts</b>	<b>Total</b>	<b>Balance</b>
	<b>£'000</b>	<b>£'000</b>	<b>£'000</b>	<b>£'000</b>	<b>£'000</b>
<b>Capital</b>					
<u>Opportunity Site G</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	38.6	10.5	49.1	150.9
S106 PIL	3,000.0	1,288.9	0.0	1,288.9	1,711.1
	<b>5,900.0</b>	<b>1,327.5</b>	<b>10.5</b>	<b>1,338.0</b>	<b>4,562.0</b>
<u>Beckenham Improvement Scheme *</u>					
TfL Funding (subject to approval)	2,846.0	691.0	722.8	1,413.8	1,432.2
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
	<b>4,441.0</b>	<b>891.0</b>	<b>722.8</b>	<b>1,613.8</b>	<b>2,827.2</b>
<u>New Homes Bonus and High Street Funded Projects</u>					
Penge Town Centre Improvements	746.0	78.2	6.8	85.0	661.0
Orpington Town Centre	525.0	126.4	302.7	429.1	95.9
	<b>1,271.0</b>	<b>204.6</b>	<b>309.5</b>	<b>514.1</b>	<b>756.9</b>
<u>Orpington Town Centre</u>					
S106 funding towards Walnuts Shopping Centre area	106.0	59.7	0.0	59.7	46.3
<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
<b>Total Capital</b>	<b>15,282.0</b>	<b>2,482.8</b>	<b>1,042.8</b>	<b>3,525.6</b>	<b>11,756.4</b>
<b>Revenue</b>					
<u>New Homes Bonus and High Street Funded Projects</u>					
Penge Town Centre Improvements	200.0	33.9	18.7	52.6	147.4
Orpington Town Centre	100.0	81.4	0.0	81.4	18.6
Biggin Hill Aviation Technology & Enterprise Centre	150.0	88.0	2.5	90.5	59.5
Cray Business Corridor	150.0	75.5	3.0	78.5	71.5
	<b>600.0</b>	<b>278.8</b>	<b>24.2</b>	<b>303.0</b>	<b>297.0</b>
<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	90.7	10.6	101.3	185.7
Broadband Infrastructure Investment project	64.7	39.9	24.8	64.7	0.0
	<b>469.7</b>	<b>206.5</b>	<b>42.7</b>	<b>249.2</b>	<b>220.5</b>
<b>Total Revenue</b>	<b>1,069.7</b>	<b>485.3</b>	<b>66.9</b>	<b>552.2</b>	<b>517.5</b>
<b>Total Funding - Capital and Revenue</b>	<b>16,351.7</b>	<b>2,968.1</b>	<b>1,109.7</b>	<b>4,077.8</b>	<b>12,273.9</b>

\* 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.

- 5.4 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.
- 5.5 The Bromley High Street Public Realm scheme, 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.

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