

Decision Maker: RENEWAL AND RECREATION POLICY DEVELOPMENT AND SCRUTINY COMMITTEE

Date: 1 November 2017

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.

2. RECOMMENDATION(S)

2.1 That Members note the progress on the delivery of the Town Centres Development and Growth Programme.

2.2 That Members note the addition of a further £163k of Section 106 funding from the Old Orpington Police Station Development towards the Walnut Shopping Centre Public Realm Improvements project, subject to Executive approval.

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: £14.050m
 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 the 19th July 2017, the Executive approved the terms of the proposed development agreement and lease with Countryside Properties (UK) Ltd and the Council has now conditionally exchanged the development agreement.
- 3.3 Countryside will be undertaking further pre-application meetings with the Council and GLA and a further round of public consultation on the scheme design in November. It is anticipated that a full planning application will be made in March next year.
- 3.4 As required by the AAP Inspector the Council is preparing to publish and consult on a Masterplan for Opportunity Site G in January 2018. This will inform the location, mix and amount of development for the next phases within the allocation in order to ensure the development targets are met. The Master Plan will be subject to a six week public consultation and the results of this consultation will be reported back to the Executive for consideration and approval.

The following development programme has been prepared based on Countryside submitting a full planning application for the scheme by the end of March 2018. The resulting milestones have been drafted based on this submission date and illustrate the estimated length of each stage in the process.

- Exchange Development Agreement – Sept 17
 - Public Planning Consultation on Countryside Scheme – Nov 17
 - Consultation on Wider Site G Masterplan Jan 18
 - Executive Approval of Scheme March 2018
 - Submit Planning Application March 2018
 - Prepare Compulsory Purchase Order documentation March 2018
 - Secure Planning Consent Sept 2018
 - Make Compulsory Purchase Order Winter 2018
 - Compulsory Purchase Inquiry Autumn 2019
 - Commence Development Spring 2020
 - Completion Spring 2025
- 3.5 Further details of the Site G acquisition strategy are the subject of a separate Part 2 Executive report covering the financial aspects of the project. Future updates on the progress of the development programme for Site G will be regularly reported to the R&R PDS committee and reported on a quarterly basis to the Executive.

Site A: Bromley North Station

- 3.6 The Draft Local Plan – with the allocation for Bromley North Station as it stood in the consultation document was submitted to the Executive on the 20th of June and ratified by Full Council on 26th June. Following on from this, the Draft Local Plan was submitted on the 11th of August to the Planning Inspectorate for Examination. The Local Plan Examination will commence on 4th December 2017 and has been timetabled for 2 weeks.

- 3.7 The Examination will commence with an initial investigation into whether the Council have complied with basic regulations and will conclude with the receipt of the Inspector's final report. The Council should then move to adopt the new Local Plan which will replace the Unitary Development Plan in its entirety and selected elements of the Bromley Town Centre Area Action Plan.
- 3.8 To date developers BE, formerly Prime Place, have reported that they had entered into a development agreement with Network Rail and they proposed to submit a planning application for the first phase of development on the Sherman Road portion of the site for a residential led mixed use scheme. The have undertaken public consultation on this scheme prior to a submission of a planning application.

Bromley Town Centre High Street Public Realm Improvements

- 3.9 This will be the subject of a separate report at the R&R PDS and Executive committees on 1st and 7th November 2017 respectively.

Beckenham Town Centre Public Realm Improvements

- 3.10 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 and the New kerb alignments and paving have been completed for the High Street between Beckenham Junction and Thornton's Corner (phases 1 and 2 of the improvements). Phase 3 is well under way with improvements to Thornton's Corner complete and new paving on the southside of the High Street programme. The rebuilding of the planters on Beckenham Green has largely been completed. The remainder of the works on the Green are due to be completed by the 2nd December.
- 3.11 A weekly newsletter is currently sent to a data base of local businesses and interested parties and a FM Conway's business liaison officer is continuing to meet 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. Another meeting with the local traders was held on the 25th September 2017.

Beckenham Green Canopy

- 3.12 As part of the Beckenham public realm scheme, Beckenham Green's stone paved stage will form part of an architectural competition for the concept design of a canopy. This was supported by members on 26th January 2017, during the R&RPDS.
- 3.13 To date, this proposal has been presented to the Beckenham Town Centre Working Group and it is anticipated the competition brief will be released later this month through the LBB website. This will be aimed at architectural students and young architectural professionals throughout London. The deadline for canopy design entries will be the 15th of January 2018 and entries will be presented to the Beckenham Town Centre Working Group late January 2018. Judging will include Beckenham Town Centre Working Group members to shortlist 6 designs and the Head of Renewal will be the final judge. The winning entry will be award a cash prize of £500, and their entry will inform a brief for the design and manufacture of the canopy.

Orpington Walnut Shopping Centre Public Realm Scheme

- 3.14 Paving for Market Square is complete and the contractors are currently working on cladding the new fire escape and installing the benches in the square. Work will be paused for the Christmas period with the contractors returning in the New Year to commence phase 2.
- 3.15 At a progress meeting with the stakeholders (subject to confirming budget), the Council proposed to repave Areas B, C & D in Appendix 1 as the Phase 2 programme of work to achieve the desired continuity and aesthetic of the scheme. The Cinema Square (Area E) was repaved circa 18 months ago and has not been included in the current scope of works
- 3.16 Officers advise the Phase 2 work as scheduled to commence from the week commencing 8th January 2018. The work could take up to 4 months to complete (if the arms are done sequentially) as indicated in the following Outline Programme:

Phase 2 Areas	Tentative Start Date	Duration
Area D - 709.20m ²	08 th January 2018	5 weeks
Area C - 819.30m ²	12 th February 2018	6 weeks
Area B - 552.2m ²	26 th March 2018	4 weeks

- 3.17 The January start has been agreed with the Walnuts Centre (so as not to interfere with the December shopping period and their planned seasonal events), with Berkeley Homes (while they await their hoarding to be struck) and with the term Contractors FM Conways, who have indicated that there are current delivery delays to further materials.
- 3.18 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. As part of the discussions, Berkeley Homes have agreed and subsequently made an advance payment of their first three stages of Section 106 contributions totalling £244k, towards the Walnut's Public Realm to facilitate the progress of the project.

Orpington Business Support and Regeneration Strategy

- 3.19 The remaining part of the New Homes Bonus programme to be delivered by Orpington First is running of a Pop Up Shop in Orpington High Street until October 2017 – for which no additional fees will be paid by the Council.
- 3.20 Cushman and Wakefield, the Council's appointed real estate advisers have been instructed to prepare a review of the opportunities in Orpington town centre. This work has commenced and will in due course be presented to Members and the Executive with appropriate recommendations as to a strategic approach for Orpington.

Penge Town Centre Improvements

- 3.21 Implementation of the New Homes Bonus programme of improvement works to Penge High Street, commenced in October with the removal of the long standing canopy structure and partitioning wall in Empire Square. Work is scheduled to move to Arpley Square over the November/December period pausing for Christmas. The contractors will return to Empire Square in January to lay the new paving, install furniture and plant trees. Following this, the contractors will move on to the Penge Triangle area and ultimately implement the junction works. All work is anticipated to be completed by March 2018. The Stage 4 drawings of the two squares are attached as Appendix 2 along with an indicative image of the completed Empire Square.

- 3.22 As part of the New Homes Bonus-funded business support programme for Penge the 'Penge Tout' pop up shop continues to operate. It has played host to up to 9 small and new businesses offering a range of art, handmade craft, clothing, accessories, furnishings and giftware. It is expected that the shop will operate, managed by the traders themselves, until mid-February 2018, when the Council's lease expires.

Growth Projects Update

- 3.23 Officers have submitted an Expression of Interest bid to the Mayor's Good Growth Fund for a Bromley Co-working Hub pilot. If successful, this may result in the submission of a full bid in early December. The Good Growth Fund is the Mayor of London's new regeneration programme delivered through the London Economic Action Partnership (LEAP). A successful bid to the fund will provide funding to secure and create workspace and business support hub to deliver balanced growth and vibrancy in the Town Centre. Successful projects will be announced in January 2018 with delivery to commence in March 2018.
- 3.24 As part of this exercise, officers are exploring the potential of a proposal utilising the vacant Adventure Kingdom site for a pilot co-working space hub project. It is proposed that this will be a temporary project that will run for a year with the objective of providing a testing model to support a wider strategy for securing workspace within new mixed-use developments coming forward in the town centres as part of the Council's Growth initiatives.

Shortland's War Memorial Repair

- 3.25 The cross has been repaired and it will be reinstated at the site during week commencing 16th October in time for Remembrance Day events.

Victoria Cross Commemorative Ceremony

- 3.26 Officers are currently looking to organise with the Royal Navy the commemorative ceremony for Lieutenant Commander Geoffrey White, with the view of laying his paving stone at Bromley War Memorial, St Martins Hill on 29th January 2018. Department for Communities and Local Government which sponsors the commemorative paving stone for every recipient of the Victoria Cross (VC) during WW1, will be delivering two of these stones to the Council before the 100th anniversary of all VC recipients, who are currently confirmed as:

- Lieutenant Commander Geoffrey White Royal Navy being posthumously awarded the VC on 28 January 1918 for his actions as Commanding Officer of HM Submarine E14. He was born in what is today 8 Durham Rd Bromley BR2 0SG, within Shortlands.
- Private Herbert Columbine, Machine Gun Corps, British Army being posthumously award the VC on 22 March 1918 for his actions in the 9th Squadron. He was born in Penge.

Bromley North Gate

- 3.27 On 2 February 2017, the Planning Sub-Committee granted planning permission for the installation of a gate on the footpath between Naval Walk and Edison Road. As required within the planning decision notice all properties within Edison Road and St Paul's Square and business owners on Church Road were given the access code late August for entry and egress through the gate. The gate became fully operational on the 26th September. The Town Team will be monitoring the operation of the gate and its effect on footfall on High Street North while the Parking Department will monitor its impact on the use of the Hill Car Park.

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 2016/17. 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 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.
- 5.2 Berkeley Homes have made a further payment of £163k of Section 106 contributions towards the Walnuts Public Realm Improvement project. This constitutes two of the three remaining stages of payment, leaving a final outstanding balance of £81.5k which will be paid on the occupation of the 42nd unit of the development. Executive approval is required to add the £163k to the Orpington scheme in the Capital Programme. 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 Shortland's War Memorial will be funded by the insurance company of the driver of the vehicle that caused the damage.
- 5.4 The Bromley High Street Public Realm scheme, approved by the Executive, will result in additional revenue costs of £60k per annum for enhanced cleaning of the area and maintenance costs for the trees and planting with effect from April 2018. The developers of the Travelodge Scheme in Elmfield Road have made a Section 106 payment of £76k towards Bromley Town Centre High Street improvements. This contribution will offset the Growth Fund contribution to the scheme.
- 5.5 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: -

Capital	Budget £'000	Spend Com'tmts £'000	£'000	Total £'000	Balance £'000
<u>Site G</u>					
Grow th Fund - Properties w ithin red line development site	2,700.0	929.3	0.0	0.0	2,700.0
Grow th Fund - Specialist legal & development advice	200.0	48.6	0.6	49.2	150.8
Private Developer contribution (Subject to Exeuctive approval)	100.0	0.0	0.0	0.0	100.0
S106 PIL	359.6	359.6	0.0	359.6	0.0
	3,359.6	1,337.5	0.6	408.8	2,950.8
<u>Beckenham Improvement Scheme *</u>					
TfL Funding (subject to approval)	2,846.0	1,158.4	401.5	1,559.9	1,286.1
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 TfL allocation (Subject to approval)	250.0	0.0	0.0	0.0	250.0
	4,441.0	1,358.4	401.5	1,759.9	2,681.1
<u>New Homes Bonus and High Street Funded Projects</u>					
Penge Tow n Centre Improvements	746.0	85.7	37.2	122.9	623.1
Orpington Tow n Centre	525.0	372.9	85.5	458.4	66.6
	1,271.0	458.6	122.7	581.3	689.7
<u>Orpington Tow n Centre</u>					
S106 funding tow ards Walnuts Shopping Centre area	106.0	106.0	0.0	106.0	0.0
S106 funding received (Subject to Executive approval)	163.0	0.0	0.0	0.0	163.0
	269.0	106.0	0.0	106.0	163.0
<u>Bromley Tow n Centre Public Realm Scheme</u>					
S106 funding (Subject to Executive approval)	76.0	0.0	0.0	0.0	76.0
Grow th Fund (may be replaced by S106 funding w hen available)	3,564.0	0.0	0.0	0.0	3,564.0
	3,640.0	0.0	0.0	0.0	3,640.0
Total Capital	12,980.6	3,260.5	524.8	2,856.0	10,124.6
Revenue					
<u>New Homes Bonus and High Street Funded Projects</u>					
Penge Tow n Centre Improvements	200.0	62.0	2.9	64.9	135.1
Orpington Tow n Centre	100.0	81.4	0.0	81.4	18.6
Biggin Hill Aviation Technology & Enterprise Centre	150.0	108.3	0.0	108.3	41.7
Cray Business Corridor	150.0	91.6	0.6	92.2	57.8
	600.0	343.3	3.5	346.8	253.2
<u>Bromley Tow n Centre High Street redevelopment programme</u>					
Investment Fund - Initial feasibilty cost of development programme	118.0	80.8	2.4	83.2	34.8
Investment Fund - Detailed design cost & survey w ork	287.0	126.1	78.0	204.1	82.9
Broadband Infrastructure Investment project	64.7	64.7	0.0	64.7	0.0
Sub-total High Street Redevelopment	469.7	271.6	80.4	352.0	117.7
Total Revenue	1,069.7	614.9	83.9	698.8	370.9
Total Funding - Capital and Revenue	14,050.3	3,875.4	608.7	3,554.8	10,495.5

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