

Decision Maker: EXECUTIVE

**FOR PRE-DECISION SCRUTINY AT THE RENEWAL,
RECREATION AND HOUSING POLICY DEVELOPMENT AND
SCRUTINY COMMITTEE**

Date: Wednesday 2nd September 2020
Wednesday 16th September 2020

Decision Type: Non-Urgent Executive Key

Title: BROMLEY HIGH STREET IMPROVEMENTS

Contact Officer: Alicia Munday, Interim Assistant Director Culture and Regeneration
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Chief Officer: Sara, Bowrey, Director of Housing, Planning, Property and Regeneration

Ward: Bromley Town

1. Reason for report

Following Member agreement in April 2020 to proceed with a revised improvement scheme in Bromley Town Centre this work has been progressed and the design team appointed. To meet the programme aim of having the improvements in place before summer 2021, for the crucial benefit of the local economy following the negative impact of Covid-19, officers are requesting changes to the original approval to enable the delivery deadline to be met.

2. **RECOMMENDATION(S)**

That Members of the Renewal, Recreation and Housing Policy Development and Scrutiny Committee:

2.1 Review the content of this report and provide their comments to the Executive.

That Members of the Executive:

2.2 Agree that the Director of Housing, Planning, Property and Regeneration has authority to approve the design work at RIBA stages 2 and RIBA stages 4, in consultation with the Portfolio Holder for Renewal, Recreation and Housing, instead of the scheme returning to committee at these points in the programme, to enable speed of delivery.

2.3 Delegate the decision to proceed to procurement for the works contract at an estimated value of £1.055m to the Director of Housing, Planning, Property and Regeneration in consultation with the Portfolio Holder.

2.4 Delegate the decision to Award the contract for the works contract, referenced in 2.3 to the Director of Housing, Planning, Property and Regeneration in consultation with the Portfolio Holder.

Impact on Vulnerable Adults and Children

1. Summary of Impact: This scheme is a public realm improvement scheme for the benefit of all residents and the resulting activity programme will be free to access.
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Corporate Policy

1. Policy Status: Not Applicable
 2. BBB Priority: Quality Environment Vibrant, Thriving Town Centres Regeneration
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Financial

1. Cost of proposal: £1.215m
 2. Ongoing costs: Non-Recurring Cost
 3. Budget head/performance centre: Capital Programme - Bromley High Street Improvements
 4. Total current budget for this head: £3.875m
 5. Source of funding: Growth Fund
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Personnel

1. Number of staff (current and additional): N/A
 2. If from existing staff resources, number of staff hours: N/A
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Legal

1. Legal Requirement: None
 2. Call-in: Applicable
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Procurement

1. Summary of Procurement Implications: Delegation of proceeding to procurement for works contract with estimated value of £1.055m.
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Customer Impact

1. Estimated number of users/beneficiaries (current and projected): This scheme has the potential a large proportion of borough residents.
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Ward Councillor Views

1. Have Ward Councillors been asked for comments? Yes
2. Summary of Ward Councillors comments:

Ward Councillors were generally supportive of the proposals, subject to making sure that the proposed designs enhance the High Street. Ward Councillors requested involvement in assessing the design proposals with particular attention paid to the proposed sculptural/design statement piece.

3. COMMENTARY

- 3.1 The background and detailed information for this scheme can be found in report DRR20/020. In summary this scheme is building on the previously completed Bromley Town Centre public realm improvements and is delivering:
- A covered seating area in the pedestrianised zone of the town centre, to support the introduction of more food outlets in the vacant shop units in this section of the high street by providing shared outdoor dining space, to improve the vitality of the High Street. This will also extend the season and hours that local businesses can offer outdoor dining supporting the resilience of the local economy.
 - A performance space to support enhanced cultural programming in the town centre to drive footfall into the town centre, bought forward in partnership with Your Bromley, the town's Business Improvement District. This will enable a range of events, including annual festivals in the style of Jazz at the Pantiles in Tunbridge Wells. This will also complement the outdoor dining experience and therefore support the resilience of the local economy.
 - A sculptural or other statement piece, as consulted with Ward Members, to help define the character of the town centre and contribute towards the sense of place and Bromley's unique identity. This will complete the considered design of the pedestrianised high street area.
- 3.2 The previously approved report required officers to come back to committee at RIBA stages 2 and 4 for Members to sign off the design development of the scheme. This approach is set out in paragraph 3.23 of that report. However, it is not possible for officers to complete this capital scheme in advance of next summer for the benefit of the recovery of the local economy if the scheme pauses twice to allow for this process.
- 3.3 Therefore, officers are requesting the committee instead agrees to the Director of Housing, Planning, Property and Regeneration holding the authority to approve the design work at RIBA stages 2 and RIBA stages 4, in consultation with the Portfolio Holder for Renewal, Recreation and Housing. Additionally, it is requested that officers are permitted to go out to tender for the works contract without further committee/Member approval in order to expediate the scheme for maximum town centre benefit.
- 3.4 It should be noted that there will still be Member oversight of the scheme prior to its delivery. Ward Members and the Portfolio Holder will be regularly engaged throughout the project's progress.
- 3.5 The impact of Covid-19 has accelerated the need to bring these improvements to the town centre forward quickly. The importance of the experience economy to town centres, to reduce the reliance on retail which is moving online, has become more apparent, and therefore this scheme which was developed pre Covid-19 is now even more relevant.
- 3.6 If these improvements are not delivered before the summer 2021 season Bromley Town centre will effectively miss out on a whole trading season of the economic benefits that this scheme will bring.

4. IMPACT ON VULNERABLE ADULTS AND CHILDREN

- 4.1 Town centres have a role to play in promoting opportunities for community cohesion and inclusion. This proposal will support opportunities for vulnerable adults and children to participate in cultural programming and create spaces that support independence and inclusion.

5. POLICY IMPLICATIONS

- 5.1 The proposals support delivery of the Council's objective of Vibrant Thriving Town Centres under the Council's Building a Better Bromley document, which includes an action to 'promote specific opportunities in Bromley High Street to provide a unique shopping experience and serve a quality niche market.'

6. FINANCIAL IMPLICATIONS

- 6.1 As approved by Executive decision on 17 April 2020, the capital budget for this element of the scheme was increased to £1.215m by the addition of £800k previously only agreed in principle.
- 6.2 To date, a specialist architect-led multi-disciplinary consultancy team to undertake RIBA stages 1-7 has been commissioned at a cost of £147k. The value of the works contract, to be delivered by June 2021, is £1.055m and therefore can be met from the approved capital programme.
- 6.3 Additional income is expected to be generated from the completion of these works, from space hire and advertising, with the objective that any future maintenance and other ongoing commitments, such as from a town centre screen, are provided for and do not create ongoing financial liabilities. This will need to be reflected in the scheme design and kept under review as the project progresses, with maintenance costs and potential income informed by feasibility studies. A key aim of the project is to increase footfall and income generated through retail which will support any additional commitments. However, there is a risk that the use of the High Street may not fully recover post COVID-19 as the public may change their long-term shopping habits regardless of this project.

7. PERSONNEL IMPLICATIONS

N/A

8. LEGAL IMPLICATIONS

- 8.1 Contract Procedure Rules (CPRs) 5.4 (proceeding to procurement) and 16.7 (award of contract) read together with The Corporate Procurement Contract Authorisation Guidance sections 5 and 6). The CPRs require Executive approval where the value concerned is worth £1,000,000 or more, but it is within the Executive's authority to delegate these decisions to officers as set out in the recommendations in paragraph 2 above.

9. PROCUREMENT IMPLICATIONS

- 9.1 This report seeks to delegate the decision to proceed to procurement for the Bromley high street improvement works at an estimated value of £1.055m.
- 9.2 Should the decision be taken to progress, the procurement route to be used would be decided following the outcome of the work being undertaken with the multidisciplinary design team.
- 9.3 This will be a works contract and the value of this procurement will fall below the thresholds set out in Part 2 of the Public Contracts Regulations 2015, so would only be subject to Part 4 of the Regulations.
- 9.4 The Council's specific requirements for authorising proceeding to procurement are covered in the Contract Procedure Rules. This report seeks delegated authority for proceeding to procurement which would normally require the formal Approval of the Executive along with the

Agreement of the Assistant Director Governance & Contracts, the Director of Corporate Services and the Director of Finance for a procurement of this value.

- 9.5 Further, this report seeks to delegate the subsequent award of the contract for the Bromley high street improvement works. The Council's requirements for authorising an award of contract are covered in CPR 16. Awarding a contract of this value would normally require the Approval of the Executive following Agreement by the Chief Officer, the Assistant Director Governance & Contracts, the Director of Corporate Services, the Director of Finance and the Portfolio Holder.
- 9.6 In accordance with CPR 2.1.2, Officers must take all necessary professional advice.
- 9.7 The actions identified in this report are provided for within the Council's Contract Procedure Rules, and the proposed actions can be completed in compliance with their content.

Non-Applicable Sections:	7. Personnel Implications
Background Documents: (Access via Contact Officer)	[Title of document and date]