

<b>REPORT TO</b>	<b>DATE OF MEETING</b>
<b>Cabinet</b>	<b>11<sup>th</sup> June 2014</b>

Report template revised June 2008



<b>SUBJECT</b>	<b>PORTFOLIO</b>	<b>AUTHOR</b>	<b>ITEM</b>
<b>Longton Village Improvement Scheme</b>	<b>Regeneration, Leisure and Healthy Communities</b>	<b>Howerd Booth</b>	

## **SUMMARY AND LINK TO CORPORATE PRIORITIES**

The report seeks Cabinet approval for the Longton Village Improvement Scheme.

Link to Corporate priorities – Thriving and Prosperous Borough.

## **RECOMMENDATIONS**

1. Approval of the scheme.
2. Approval of the allocation of capital funds to create the Longton Village Improvement Scheme described in this report.
3. To grant authority under Section 3.4 of the Financial Regulations to incur additional capital expenditure of £62,000 to carry out capital works
4. The Director of Regeneration, Leisure and Healthy Communities, in consultation with the Portfolio Member for Regeneration, Leisure and Healthy Communities be authorised to finalise details on the scheme going forward and award.
5. Following the completion of the higher value procurement exercise for the Groundwork that the Director of Regeneration, Leisure and Healthy Communities, in consultation with the Portfolio Member for Regeneration, Leisure and Healthy Communities be granted delegated authority to award the groundwork contract.

## **DETAILS AND REASONING**

### **Overview of the scheme**

The South Ribble Borough Council Corporate Plan identifies the improvement of town and village centres as a priority. This is coupled with the Western Parishes My Neighbourhood plan placing improvements to Longton Village as a local priority. Longton centre was identified as the local shopping area requiring attention. This scheme aims to develop an improved local centre with better amenities and shopping to reinforce the Village as the centre of the local community. This will improve the footfall and image of Longton by stimulating local trade.

The Longton Village Improvement Scheme would be a public/private partnership between land owners in the village, South Ribble Borough Council and Lancashire County Council to improve the stretch of Longton primarily along Liverpool Road from the entrance to St. Andrews Church yard to the entrance of Booths Grocers. The proposed scheme would provide an improved public open space to be used by the community. All this will enhance the village and at the same time providing economic benefits for South Ribble as a whole by safeguarding jobs, developing the local economy, improving streetscene and re-establishing key elements of our local natural heritage.

### **Background**

Longton is an attractive village in South Ribble. It has a proactive and engaging local community who wishes to see its village centre reinforced to protect its local character and local economy.

Recently there have been concerns over vacant shops and offices in Church Row Chambers. Extensive local consultation has shown the range of improvements people wish to see and their concerns. A full list of consultation events and a summary of their findings is included in the Appendix. At various events ideas have been suggested and the propensity for their acceptance tested. The following stakeholders have contributed to the plans going forward:

- Local borough councillors
- Parish councillors
- County councillors
- Local Businesses
- Residents
- Community organisations
- Property owners

An improvement plan for the village has now been drawn up after various ideas and iterations have been worked through. The majority of this plan is now defined and support to move to implementation and making the local improvements is now sought.

### **Details**

The Longton Village Improvement Scheme consists of a balanced scheme comprising hard engineering and 'soft' village management measures :

- Forecourt Improvements to the area around Church Row Chambers. Current forecourts are in poor repair, are difficult to navigate particularly for elderly, disabled and families with prams. The central area was cited by many as looking unappealing and dated in various public consultations. The central area is poorly designed with nowhere for people to sit, no central identity or defined village centre, no cycle parking, poor traffic/parking management with vehicles often blocking and damaging the pavement areas. The Regeneration team has spoken to all the owners of properties around Franklands and Liverpool Road. In principle, they are all supportive of improvements being made to forecourts/footpath/pavement at the fronts and sides of their properties. Ownership would remain with the property owners, but a simple legal agreement would be made whereby they would agree to cede control of the land in return for the Council agreeing to improve the streetscene. Regeneration has been working closely with the landowners because this scheme must be taken forward as a public/private partnership to succeed.
- Frontage Improvements – Many local consultees cited the sixties look of Church Row Chambers and stated it did nothing to improve the attractiveness of their village. As part of the overall scheme it is intended to work with the property owners of Church Row Chambers to update the frontages (subject to Planning Permission). A more stylish and timeless heritage design for the canopy is undergoing preparation based on ideas and feedback from consultation and local traders. Property owners have agreed in principle to repainting and repairing frontages where standards need to be raised.
- Traffic management & pedestrian improvements – Liverpool Road dominates the village centre and discourages convenient & safe people movement. Therefore a series of linked measures to improve the central area have been devised. These measures are mainly on the Highway and so are subject to LCC assistance and approvals, as well as works approvals by utilities/services :
  - Pedestrian crossings to be raised to create a speed calming measure helping to reduce vehicle speeds through the busiest part of Longton. This area is particularly busy during school times and measures to reduce speed will assist the safety of these operations.
  - Widening the footpath area on the southern side of Liverpool Road to aid pedestrian movement and reinforce the need to drive slowly through the heart of the village.

- Raised junction (Franklands / Liverpool road) – to improve pedestrian movements by reducing the number of kerbs which prove difficult for certain elderly/disabled/ pedestrians. Better pavements and crossing encourage circulation and longer dwell times as well as reducing traffic speeds.
  - The frontage of Church Row Chambers on Franklands will be increased to improve amenity and appearance. Car parking will be moved toward the road to increase pavement area.
  - Lancashire County Council manages the Traffic Regulation Orders associated with these improvements. The Traffic Regulation Orders will need to be advertised and therefore subject to change during the process prior to final adoption. These changes are designed to improve the shopping environment by providing more space for shoppers and a safer, more pleasant environment, more parking close to shops and to reduce speeds, which is a major problem. These changes received a majority of public and local support in the public consultation.
- Planting & seating – Public consultation reinforced the need for seating in Longton. There is currently no public seating in the centre of the village. The area of planting on the west side of Franklands is to undergo improvements which will bring
    - New seating area made of high quality hard wood
    - Reinstatement of Longton Stocks which are currently in poor condition near the entrance of the library. The stocks will be repaired and cleaned and moved to the planting area.
    - Village notice board and map showing local amenities for a mile radius.
    - Additional lighting – consultation with local traders has shown that lighting in the area could be improved and this will be investigated as part of the scheme.
    - The Parish Council is keen to see a designated site for its annual Christmas tree. A corner location on the west side of Franklands will see a new permanent fir tree planted. This can be lit at Christmas providing a sustainable Christmas tree for the village. It should be noted that the Parish has kindly promised its Lengthsman to look after this area of the village.
    - It should also be noted that Booths Grocers have promised significant contribution to the scheme particularly the planting & seating improvements.
- Bus shelter improvements – both bus stops in Longton centre are busy points. The current bus stops could be improved. Either total replacement or repairs to the stops is being considered subject to Lancashire County Council agreement.
- Car parking – Public consultation showed that although Longton has good parking provision there is room for improvements. Perception of car parking availability was the most cited problem followed by problem/illegal parking on pavements blocking safe movements. There are few freely available public parking areas other than the 20 around the Church Row Chambers and Spar buildings; the health centre and library have their own car parks, and customer car parks are sited at the Booths store and to the rear of the old Booths building, accessed off Franklands. Although shoppers do tend to use the Franklands car park (which accommodates almost 40 vehicles), people believe the main Booths car park could not be used by the public. Following discussions with Booths, the supermarket has agreed to alter permissions and signage associated with their car parks to allow local community use. This kind gesture effectively adds another 80 car parking spaces to the village, more than doubling current capacity. Also the design of the parking next to Church Row Chambers has been improved to better meet the needs of local traders who struggled to load/unload. Car parking spaces will be designated and a loading bay specified for the end parking space. We will also consider designating a space for blue badge holders.
- Cycle parking – there is no cycle parking in Longton. People tend to use the drain pipe on Church Row Chambers. Cycle parking will be provided as part of this scheme.

- Village amenities – a separate public consultation has been undertaken by British Telecom assessing the use of a phone box on Liverpool Road. The box is seldom used, subject to occasional damage and is in a tatty condition. British Telecom is set to remove the phone box as part of the scheme. The Regeneration team has contacted Royal Mail who is working with the Council to install a new post box in front of the Village Post Office. These changes will make the centre of the village more attractive and less cluttered.
- Signage – to improve circulation and awareness of local amenities additional signage will be provided. A finger board and village map will be installed to complement the existing busy village notice board. The new ‘community’ parking regime at Booths and the new cycle parking will also be signed.
- Central feature – Longton does not have a clearly defined centre. Central features add character to an area and help define the village centre. It is proposed to define the centre of Longton at the corner of Liverpool Road and Franklands because more pavement space will be made available. Following suggestions made at the public consultations, it is proposed the central feature will use Longton connection to the estuary and marshes as the inspiration for its new central feature.

Longton is in a beautiful part of the world on the edge of the Ribble estuary. The village has long been connected to rural life and wildlife of the Ribble estuary. The village central feature will rest in a new seating area (subject to planning permission). It will depict a local wading bird (black tailed godwit in summer plumage) in silhouette on the marshes. The centre piece will be made of weathered iron and wood, with a motif of ‘Welcome to Longton’. It will be surrounded by marsh grass and wild flowers.

### Timings

Timings are currently subject to discussions and permissions with LCC and property owners and may change. However the timings are currently:

#	Action	Start by	Completion by
1	Complete design work		End May 2014
2	Permissions <ul style="list-style-type: none"> <li>• Traffic Regulation Orders</li> <li>• License arrangements</li> <li>• Planning application</li> </ul>		End August 2014 Mid July 2014 9 <sup>th</sup> July 2014
3	Tender/procurement preparations	June 2014	Mid August 2014
4	Major civil works	September 2014	Mid November 2014

### Costs

The full range of works is now estimated to cost £190,000. This includes a contingency of 10% to account for variations in the physical works. Contributions for the works are also being sought from local property/land owners. Allowance for part of this scheme costs have already been made in the Council’s capital programme; £128,000 is allocated for 2013/14 (£38,000) and 2014/15 (£90,000). The delegated decision (ref.752 approved 7<sup>th</sup> March 2014) allocated £33,000 of s106 funding towards the first phase of works in Franklands, Longton. In the Cabinet report dated 2<sup>nd</sup> April 2014, Cabinet gave approval to incur capital expenditure of £95,000. Cabinet was further informed that estimates, at that time, for the overall scheme were £200,000. Further work has been done on the estimates and now the scheme is estimated to cost £190,000 which includes contingencies as described.

Elements of the overall works are being requested from other parties involvement. Principally Lancashire County Council are being asked to make improvements to Liverpool Road, this includes the raised crossing point, and the junction with Franklands. Engineers at County have been most helpful and are assessing if these improvements can be co-ordinated with the

improvements to the shopping area that South Ribble Borough Council would be responsible for, but currently they are unable to confirm any arrangements. Other parties that are contributing to the overall works include Royal Mail, landowners including Booths Supermarkets, Tustin Developments Ltd, other property owners and utility providers. Contributions to community schemes are always sought in the first instance. Applications for funding to contribute to the overall scheme have been sought from Booths Supermarkets and the Coastal Communities Fund. Longton Parish has been very supportive and kindly offered assistance of its Lengthsman towards future maintenance. The amount of these various contributions is not yet known because of timings of the applications, but it is hoped that if all are successful, they could contribute to the scheme and bring additional local benefits, which could reduce the overall costs to the Council.

There is a shortfall of funding for the scheme. Whilst it is acknowledged that other sources of funding may become available, authorisation for additional capital allocation of £62,000 is required (£190,000 less £128,000).

The following Section 106 funds have been identified to make up the shortfall of the overall cost of public realm improvements:

M3/150 Land at New Manor, Liverpool Rd, Longton	£13,543
M3/189 24-50 Marsh Lane, Longton	£18,381
M3/220 Land off Old School Lane, Longton	£23,000
M3/200 Hugh Barn lane, New Longton (part of)	£7,076

#### Procurement

Procurement of works will follow Standing Orders. The Regeneration team is working with Procurement to ensure correct and timely procurement as part of the overall project. The Scheme will include one High Value Procurement for a Groundworks Contract with an estimated value of £95,000 together with a number of smaller Intermediate Value Procurements and lower Value Procurements ranging from approximately £5,000 to £20,000. The Regeneration Team will work with the Council's Procurement Team and all elements of the scheme will be procured in accordance with the Council's Contracts Procedure Rules (CPR's) through the Council's e-procurement portal, The Chest. Evaluation Methodology and Criteria for the Groundworks Contract will be agreed with the Director and this procurement will be subject to an open advertisement on the Chest. CPR's require at 26.4 that the contract award decision for any procurement above £75,000 be agreed by Cabinet. However, in view of the requirement to get this project underway urgently, this report requests that this element of CPR's is waived and the award decision for the Groundworks Contract be delegated to the Director and Portfolio Holder of Regeneration, Leisure and Healthy Communities. A minimum of three quotes will be invited through the Chest for all of the Intermediate Value elements of the scheme in accordance with CPR's. Where considered beneficial some intermediate value elements may be subject to an Open advert to generate suitable and sufficient competition.

## WIDER IMPLICATIONS

In the preparation of this report, consideration has been given to the impact of its proposals in all the areas listed below, and the table shows any implications in respect of each of these. The risk assessment, which has been carried out, forms part of the background papers to the report.

<p><b>LEGAL</b></p>	<p>There are a number of legal implications to be considered here.</p> <p>Planning permission is currently being sought for the envisaged works. When going through the tender process the Council will comply with its Standing Orders. Contract documentation will be drawn up. Appropriate agreements will be drawn up and entered into with the respective property owners covering the works and future arrangements in relation to the forecourts. Future maintenance will be carried out as per existing arrangements, which essentially is adopted highways by LCC, forecourts and canopies are the responsibility of the land/property owners, with the exception of the land belonging to Booths on Franklands which will be maintained by the lengthsman of Longton Parish. The local shop owners have also pledged to assist with keeping the area looking good.</p> <p>The Traffic Regulation Orders will be confirmed by County Council before the certain aspects of the scheme can go ahead.</p>								
<p><b>FINANCIAL</b></p>	<p>The Regeneration team has worked hard to manage the expenditure forecasts however they are based on cost estimates which may differ for many reasons from the final costs. Therefore a contingency of 10% is included in the budget and costs will be continuously reviewed.</p> <p>Contributions to Community Schemes are always sought in the first instance. Applications for funding to contribute to the overall scheme have been sought from Booths Supermarkets and the Coastal Communities Fund. In addition, contributions to works are being sought from landowners and tenants of the village shops. The amount of these various contributions is not yet known because of timings of the applications, but it is hoped that if all are successful, they could contribute to the scheme as described, which could reduce the overall cost to the Council.</p> <p>It is proposed that the forecast scheme costs of £190,000 will be funded as follows:</p> <p>Contribution from S106: £95,000 comprising of following elements:</p> <p>Previous decisions have already allocated £33,000 (Delegated Decision ref. 752)</p> <table data-bbox="352 1608 1182 1749"> <tr> <td>M3/150 Land at New Manor, Liverpool Rd, Longton</td> <td>£13,543</td> </tr> <tr> <td>M3/189 24-50 Marsh Lane, Longton</td> <td>£18,381</td> </tr> <tr> <td>M3/220 Land off Old School Lane, Longton</td> <td>£23,000</td> </tr> <tr> <td>M3/200 Hugh Barn lane, New Longton (part of)</td> <td>£7,076</td> </tr> </table> <p>Capital receipts: up to £95,000 (contribution required depends on level of external funding secured)</p>	M3/150 Land at New Manor, Liverpool Rd, Longton	£13,543	M3/189 24-50 Marsh Lane, Longton	£18,381	M3/220 Land off Old School Lane, Longton	£23,000	M3/200 Hugh Barn lane, New Longton (part of)	£7,076
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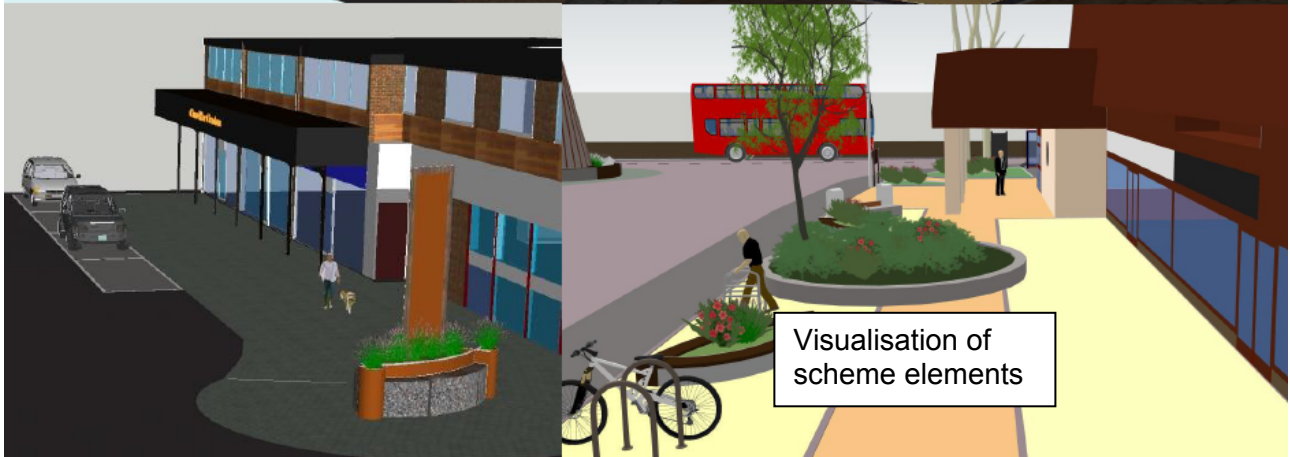
<b>RISK</b>	<p>Main risks and mitigation measures are described:</p> <p>Governance – the scheme will require a public consultation for any highway works and traffic regulation orders. In addition, local support has been sought from Western Parishes My Neighbourhood Forum and supported by Longton Parish Council. Both Western Parishes My Neighbourhood Forum and supported by Longton Parish Council will be kept informed of progress.</p> <p>Lancashire County Council also has the ability to prevent or delay the scheme in their role as Highway Authority, although initial discussions have been positive. Agreements with all landowners need to be completed.</p> <p>There is potential for services to be affected and relevant statutory undertakers have the ability to prevent/delay/add cost to the scheme.</p> <p>Timing - To allow timely progress it is recommended that the Director of Regeneration and Healthy Communities, in consultation with the Portfolio Holder be authorised to finalise details of the scheme and procurement as requested.</p>
<b>EQUALITY</b>	There are no perceived issues. Designs take into account the needs of elderly & disabled as far as practicable.

<i>Asset Management</i>	<i>Corporate Plans and Policies</i>	<i>Crime and Disorder</i>	<i>Efficiency Savings/Value for Money</i>
<i>Equality, Diversity and Community Cohesion</i>	<i>Freedom of Information/ Data Protection</i>	<i>Health and Safety</i>	<i>Health Inequalities</i>
<i>Human Rights Act 1998</i>	<i>Implementing Electronic Government</i>	<i>Staffing, Training and Development</i>	<i>Sustainability</i>

## BACKGROUND DOCUMENTS

Appendices - Consultation information, Supporting plans & designs.

Appendix A – Supporting Design



Visualisation of scheme elements





## Appendix B - Longton Village Improvement Consultation

### My Neighbourhood Forums

Nov 2011	General discussion re. Western Parishes improvements	(approx. 40 people)
Jan 2012	“	(approx. 20 people)
Jun 2012	“	(approx. 11 people)
Oct 2012	Specific item on Longton	(approx. 60 people)
Feb 2013	“	(approx. 23 people)
Jun 2013	“	(approx. 60 people)
Sep 2013	“	(approx. 40 people)
Dec 2013	“	(approx. 40 people)
Mar 2014	“	(approx. 50 people)
June 2014	“	(approx. 25 people)

### Formal consultation

Jul – Aug 2012	Village survey	(approx. 350 responses)
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### Public consultation

Oct 2012	Information stand, Booths	(approx. 40 people)
Dec 2012	Information stand, Longton Country market	(approx. 16 people)
March 2014	Special stakeholder consultation	(13 people)

### Meetings to discuss improvements

April 2013	Public meeting	(approx. 40 people)
May 2013	Village team meeting (12 people - businesses, parish council, LCC & public)	
July 2013	Businesses Property owners Parish Church Parish Council	

### Additional regular contact with (phone, email or in person):

Parish Council  
Women's Institute  
Country Market  
Businesses  
Churches

### Consultation/Survey Summary

The most in depth analysis of people's views arose from the village survey which indicated that:

- 20.7% people wanted a more attractive village
- 18.1% considered improved road safety to be a priority
- 13.5% people wanted footpaths / pavements and seating improved

People took the time to give detailed comments, which included:

- better pavements to walk on very difficult for disabled people
- a large area of footpath improvements make them safe and level
- wider safer footpaths for wheelchair users with better dropped kerbs
- local farmers market selling produce, flowers, plants

- Farmers market - things that inspire people to visit, look round, buy, support and engage community - craft markets
- more farmers markets with things like local meat, pies and produce generally
- I think there should be seats / benches along Liverpool Road
- more parking spaces
- cars should be discouraged from parking on pavements
- a car park for general public
- there is not much parking except for Booths
- For people who have wheelchairs crossing better on Liverpool Road, open up green space at library and clinic not very nice to go in. Road needs sloping down for wheelchair in front of Spar, have to walk on car park to get to post office
- restrict speed limit to 20mph
- safer driving speed around Longton
- traffic control measures to slow traffic in the village centre
- the crossing near post office is dangerous because of speeding vehicles
- village shops look tired and tacky
- improve Church Row Chambers
- new signage above Church Row Chambers
- look of the village has deteriorated need less signs and yellow lines, more trees flowers, benches and visually attractive items in other words want a pleasant area to walk around
- I think it's important to capitalise on the identity of the village and keep it local, small, safe
- the architecture on 1960s building of shops and Ram's Head etc. is appalling they all need facelifts
- the village stocks need some cleaning up are looking very shabby
- pedestrian priority crossings should be placed at Lanedale, Shirley Lane, Booths entrance, Franklands and where Marsh Lane meets with Liverpool Old Road at Golden Ball - these crossings would be the black/white printed strips (cost effective, no lights) same kind of crossing seen in supermarket car parks - and Europe - add - "you are entering a pedestrian priority zone' on village sign at either end of village
- more seating around the village
- a community notice board / web site / newsletter would help generate a greater sense of community and help publicise local programme of events longton fete provides a good opportunity / event but needs to be more organised