

<b>REPORT TO</b>	<b>DATE OF MEETING</b>
<b>Cabinet</b>	<b>5<sup>th</sup> November 2014</b>

Report template revised June 2008



<b>SUBJECT</b>	<b>PORTFOLIO</b>	<b>AUTHOR</b>	<b>ITEM</b>
<b>Penwortham 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 Penwortham Improvement Scheme.

Link to Corporate priorities – Strong South Ribble in the heart of a prosperous Central Lancashire.

## **RECOMMENDATIONS**

That Cabinet;-

1. Approve the Penwortham Improvement Scheme as detailed in the report.
2. Approve the allocation of capital funds to create the Penwortham Improvement Scheme.
3. To grant authority under Section 3.4 of the Financial Regulations to incur capital expenditure in the sum of £60,000 to carry out capital works.
4. To authorise the Director of Regeneration and Healthy Communities, in consultation with the Portfolio Member for Regeneration, Leisure and Healthy Communities to finalise details on the scheme going forward.

## **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 Penwortham My Neighbourhood plan placing improvements to Penwortham as a local priority.

A draft improvement scheme has been assembled by a Councillor Working Group, and undergone the first stages of local consultation, through the Penwortham My Neighbourhood forum on the 26th June. The scheme has also been part of the City Deal public consultation which focussed on enhancements to Golden Way, Penwortham. The following stakeholders have contributed to the draft scheme going forward:

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

Key issues identified at consultation and by local Councillors are:

1. Poor lighting (pavement areas)
2. Poor surfacing / forecourts
3. Lack of visual appeal
4. Budget/poorly maintained street furniture
5. Poor planters
6. Parking signage and management
7. Lack of amenity signage
8. Drainage
9. Condition of barriers
10. Cluttered signage / A-boards

These issues are mainly highways related. The Penwortham Improvement scheme recognises the longer term development and impacts for the area associated with City Deal and Penwortham Bypass. Consequently it focusses on short term lower cost improvements to stimulate local trade and help make the centre of Penwortham more attractive to shoppers and businesses.

The Penwortham Improvement Scheme would be a public/private partnership between land owners in the town, South Ribble Borough Council and Lancashire County Council to improve the stretch of Penwortham primarily along Liverpool Road from Crookings Lane to the area near Penwortham library. The proposed scheme would provide a more attractive public open space to be used by the community. All this will enhance the town 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 heritage.

The aim is to:

1. Promote and strengthen Penwortham's local economy
2. Improve accessibility & local parking
3. Improve the town's overall visual appearance
4. Develop the local heritage and cultural offer

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

### Delivery

As mentioned previously, future development and the timing of delivery is key. Therefore a phased approach is being suggested:

Phase 1 – Short term 2015.

Phase 2 – Following completion of Penwortham Bypass the amount of traffic using Liverpool road Penwortham will significantly change. This gives opportunity to invest and develop the centre of Penwortham making major improvements to street scene and putting people, shops, businesses & shoppers first to create an attractive destination & local centre.

Therefore the design philosophy is that we must be prudent to create a scheme covering Phase 1 & Phase 2. A scheme that fits them both together and uses the work done in Phase 1 to improve Phase 2, with as little waste as possible.

## Details

The Penwortham Improvement Scheme is balanced comprising hard engineering and 'soft' village management measures. In particular it consists of:

1. New lighting which will light the main road and backlight the shopping/business frontages. Current lighting illuminates the road which leaves shops and forecourts in shadow, creating an unappealing centre and detracting from the evening economy.
2. Lighting columns to be provided with banner systems to promote local events eg. Summer gala, Christmas in Penwortham.
3. Finger posts to highlight local areas/landmarks for pedestrians. Signage in Penwortham is inconsistent and signposting for local landmarks and amenities could be improved.
4. Additional high quality seating. Penwortham has over 1000m of frontages. Seating should be provided at regular intervals.
5. New planters & planting. Consultation has shown that more attractive and more plentiful planting is desired. Penwortham has a blossoming community of gardeners and garden related events.
6. Local signage particularly highlighting car parking. Public consultation showed that although Penwortham has relatively 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. New signage showing locations of car parks, both public and privately owned car parks available to the public, will be considered.
7. Cycle parking. There is little formal cycle parking in Penwortham. People tend to use lampposts and drain pipes on properties. Cycle parking will be provided as part of this scheme.
8. Planting & new barriers round the Liverpool road/Cop lane Lights. The main Liverpool Road/Cop lane junction dominates the centre of Penwortham, yet this is a highly unattractive place, overshadowed by pedestrian railings and traffic signals. To soften the area and make it look more appealing planters and seating will be placed around the area. This will not detract from the safety measures, but keep safety foremost. Sensory planting will be used in this area to help visually impaired people navigate the crossings.
9. Local map/information signs. Penwortham is largely a linear frontage, but some shops and amenities are off the main thoroughfare, for example Priory lane. Maps will be made freely available to shop keepers and businesses to give to customers and encourage movement around the village.
10. Forecourt patching scheme. Many of the forecourts in Penwortham are in poor condition. This results in the area looking unsightly and detracts from safety particularly for elderly and disabled. However it is recognised that forecourts play a dual role in Penwortham and offer drop-in parking for many businesses. Whilst this is not ideal, it is recognised that in the current configuration it is an important contribution to running local businesses. The Patching Scheme is a one-off offer to patch shop/business forecourts in order to make

them safer, more attractive and encourage local business engagement. The offer will be limited per site eg. £150 of repairs which is equivalent to approximately 5m<sup>2</sup> of bitmac repair and patching (The exact offer has yet to be finalised). The works would require the property owner to agree that the Council will accept no liability or guarantee and SRBC accepts no future maintenance liability.

11. Links out to heritage trail. Penwortham has a rich local heritage which links its modern day role to the Norman Conquest and back to pre-historic times when archaeological evidence showing that the ford at Middleforth was used to cross the Ribble. A local heritage trail will be created to move people around the wider area encouraging civic pride and the local economy.

### Maintenance

Improvements to public realm require robust maintenance arrangements to protect the investment and maintain high standards. Existing arrangements and agreements between South Ribble Borough Council and Lancashire County Council will be fortified by the involvement of community groups. Engagement with Penwortham Town Council, churches, uniform groups, Penwortham Open Gardens Committee and others will support community management of planters throughout the year. This will ensure colour in every season and encourage civic pride in the town. Lancashire County Council has had extensive input into this scheme and has wholly supported the project. The works have now fallen under the new City Deal arrangements and this is bringing benefit to the area in terms of greater investment in Penwortham's public realm.

### Timings

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

#	Action	Start by	Completion by
1	Complete design work	July 2014	Nov 2014
2	Permissions <ul style="list-style-type: none"> <li>• Traffic Regulation Orders</li> <li>• Licence arrangements</li> </ul>		March 2015 March 2015
3	Tender/procurement preparations	Oct/Nov/Dec 2014	March 2015
4	Main civil works & installations	Dec 2014	April 2015

### Costs

The full range of SRBC works is now budgeted at £110,000. This includes a contingency of 10% to account for variations in the physical works. Contributions for the works will also be sought from local property/land owners. Allowance for part of this scheme costs have already been made in the Council's capital programme; £110,000 is allocated for 2014/15. A delegated decision (# 799 dated 29/9/14) allocated up to £50,000 and granted permission to spend on works associated with the scheme. The delegated decision approved the purchase of certain seating and planters. This means that from the overall £110,000 budget, £60,000 remains and permission for authority, under Section 3.4 of the Financial Regulations, to incur capital expenditure to carry out capital works is sought.

Additional elements of the overall works are being kindly requested from other parties' involvement. Principally Lancashire County Council is being asked to make improvements to the lighting on Liverpool Road. A request to the Preston, South Ribble and Lancashire City Deal Executive for an agreement in principal to draw down finances to a cap of £100,000 for street lighting to bring the works forward is being made. This is the first time this has been done through

the City Deal arrangements and shows commitment to accelerating improvements to centres. Penwortham Town Council has also been supportive and kindly offered assistance of its Lengthsman towards future maintenance. All this support contributes to the scheme and brings additional local benefits, which reduces the overall costs to the borough.

Procurement

Procurement of works will follow Contract Procedure Rules. The Regeneration team will work with Procurement to ensure correct and timely procurement as part of the overall project. The tender and contracting procedure will follow the prescribed route through The Chest where a minimum number of tenders will be invited and that these are evaluated in accordance with appropriate evaluation criteria and the Council’s Contract Procedure Rules.

**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>The Legal Services team will be closely involved in the implementation of the Scheme.</p> <p>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.</p> <p>Careful consideration will have to be given to how best we can ensure future maintenance of any works carried out. Existing arrangements between the County Council and this Council will continue although it is anticipated there will be a greater role for community groups moving forward.</p> <p>When going through the tender process the Council will comply with its Contract Procedure Rules. Contract documentation will be drawn up and subsequently entered into to protect the Council’s position.</p> <p>Lancashire County Council will be responsible for advertising and (if appropriate) confirming all necessary Traffic Regulation Orders to enable certain aspects of the scheme to 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. It is proposed that the forecast scheme costs of £110,000 will be funded from capital receipts.</p> <p>The City Deal Executive is being asked to agree in principle an early draw down of finances to a cap of £100,000 for street lighting to accelerate the improvement scheme. This is the first time such a request has been made in the financial governance of the City Deal</p>

<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 Penwortham My Neighbourhood Forum and supported by Penwortham Town Council.</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 very positive. Agreements with 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.</p>
<b>EQUALITY &amp; DIVERSITY</b>	<p>Improvement works to Penwortham support a number of community initiatives throughout the year. Penwortham Christmas Market, Penwortham Live and Penwortham Open Gardens are examples of annual events, and 2015 sees a Penwortham in Bloom campaign; all supporting community cohesion and inclusivity. Designs also take into account needs of mobility &amp; physically impaired better than current arrangements, particularly given close proximity to Galloways.</p>

<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>