

REPORT TO	DATE OF MEETING
Cabinet	7th September 2016



Report template revised June 2008

SUBJECT	PORTFOLIO	AUTHOR	ITEM
City Deal : Capital Project Updates	Regeneration & Leisure	Howerd Booth	4

SUMMARY AND LINK TO CORPORATE PRIORITIES

This report relates to City Deal capital project updates. This report updates progress and requests approval for capital expenditure for a number of priority capital projects related to City Deal and as previously set out in the Capital Programme for 2015/16 and approved by Council on 4 March 2015, 10th June 2015 and Cabinet 10th February '16. It supports and links to all of the Council's corporate priorities.

1. BACKGROUND

City Deal has accelerated the rate of capital projects being undertaken. We are now progressing:

- a) Bamber Bridge regeneration.
- b) Master planning for regeneration areas in Leyland, Penwortham and Lostock Hall
- c) Leyland gateway features
- d) Central Park Development
- e) Completion of St.Catherine's Park

(In addition, over 10 other capital projects are being progressed under the Council's My Neighbourhood Plans.)

The Council approved the budget for 2015/16 at its meeting on 4th March 2015 which included the capital programme. Further approval was approved by Cabinet on the 10th June 2015 for capital spend towards Bamber Bridge and the landmark features. Cabinet permission was granted to incur expenditure, on behalf of City Deal, on schemes approved in the capital programme and to commence standard procurement for high value contracts (above £75,000) in accordance with the Council's Contract Procedure Rules (CPRs).

2. RECOMMENDATIONS

The following recommendations will maintain progress, as detailed in this paper and approval for each of these is sought:

Bamber Bridge

2.1 To grant authority under section 3.4 of the Financial Regulations to spend up to £440,000 on the SRBC aspects of the regeneration scheme as described in the report below (including central garden element).

2.2 To delegate the award of the landscape tender (currently in progress), to Regeneration Manager in consultation with the Portfolio Holder to maintain progress and planned timings.

2.3 That Cabinet note the Urgent Standing Order 38 decision that has been taken – details are contained within the report.

Borough master planning exercises

2.4 To grant authority under section 2.8 of the Financial Regulations to increase the revenue budget for planned spend on several master planning projects, as detailed in the report (fully funded by up to £165,000 of City Deal approved funding).

2.5 To grant authority to commence the necessary procurement exercises in relation to these masterplan projects namely

- a. High value procurement of three retail masterplans (as detailed in the report). Estimated value £100,000.
- b. Intermediate value procurement of community masterplan. Estimated value £40,000.

Gateway features

2.6 To grant authority under section 3.4 of the Financial Regulations to spend up to £95,000 of the City Deal funds (within that figure approval for £44,000 has already been granted) on the Gateway schemes.

Central Park Development

2.7 To grant authority under section 2.8 of the Financial Regulations to increase the revenue budget for planned spend up to £35,000 (fully funded by City Deal approved funding) to complete the master planning and develop future schemes in Central Parks.

3. CURRENT POSITION & PROPOSALS

- a) Bamber Bridge regeneration.

On 14th Jan 2015 Cabinet gave approval to progress improvement plans for Bamber Bridge centre, as part of the wider City Deal programme. Further permissions to reprogramme works were granted by City Deal Executive and Stewardship Board on 8th January 2016 and spend was granted by Cabinet on 10th February '16. As this project is being undertaken in partnership with Lancashire County Council, much of this work has been done within the two Councils. Preparation and planning work is largely complete and in line with project plans major works in Bamber Bridge started in late August 2016. Much of the background work has involved detailed design or legal agreements with land owners, which have been collected in order for works to progress. The level of support from businesses in Bamber Bridge has been outstanding.

Overall the scheme of works to be delivered in partnership with Lancashire County Council is to create a high quality public realm comprising a tree lined avenue with higher standard forecourt and public areas that has on and off street car parking facilities with an estimated investment of £3.35 million. Within this budget we will also be enhancing the railway station with community groups and working with bus operators to create better public transport interchange. There will be gateway/entrance features welcoming people to Bamber Bridge and a range of features making Bamber Bridge more attractive for shoppers and businesses.

The first phase of works will be managed by SRBC to create Bamber Bridge's new central garden. The proposed capital expenditure relates to town centre improvement works including central garden including iron tree, public transport improvements, town maps/heritage trail and gateway features. The total cost estimate for these works is £380,000. It is usual and prudent to add a contingency to an estimate to allow for ancillary works which makes the full amount required for works in Bamber Bridge to be £440,000. In line with Financial Regulations, approval to spend up to £440,000 on the overall scheme (including central garden element) requires Cabinet approval.

The sources of funding for Bamber Bridge Improvements are:

Source	Amount £
SRBC capital programme	300,000
M3/201- Land at Arla Foods, School Lane, Bamber Bridge (S106 funds)	100,000 – contribution towards public realm works
M3/085 - Baxi Heating UK Ltd & The Royal Bank Of Scotland plc (S106 funds)	40,000 – contribution towards improving public transport (bus shelters & rail)

Where possible SRBC capital costs are claimed back as part of the City Deal programme, but our spend must be resourced prior to this.

Procurement of works for Bamber Bridge

This first phase of the Bamber Bridge City Deal Improvements was scheduled to begin in late August '16, which would always have presented a difficulty with timings of approvals because of the summer break.

During the summer (June/July) a high-value procurement exercise for the following project options was completed;

- 1) central garden
- 2) iron tree
- 3) bus shelters
- 4) welcome sign/entrance totem

The exercise was carried out with the assistance of the Procurement team. The exercise followed the Council's CPRs and financial regulations. In order to maintain timings, the ability to order and purchase the relevant items of public realm (iron tree, bus shelters and welcome sign/entrance totem) following this was required. In the circumstances therefore an Urgent Decision to allow timely purchase of the public realm infrastructure pursuant to Standing Order 38 of the Constitution was approved by Designated Officers (Regeneration, Finance and Legal) and Portfolio Holder in consultation with the Chair of the Eastern My Neighbourhood forum and Leader of the Opposition in August '16.

All submissions for the construction of the garden were deemed to be inadequate on grounds of cost and quality. Therefore officers have undertaken a second procurement exercise with the Procurement team for the garden construction. The tender for this landscaping contract is currently in progress. This second version differs in that the main materials will be bought directly by the Council Engineers and supplied for use to a landscape contractor who will be responsible for the build. The aim is that our Engineers will be better able to control costs and create a higher quality scheme for lower overall cost.

b) Master planning exercises

As part of our overall plans to improve the borough's main centres, it is planned to carry out master planning exercises in Leyland, Penwortham and Lostock Hall. The funding, which has already been approved by City Deal, will provide master plans to inform the regeneration of our retail and community centres. Approval for up to £165,000 (revenue) was given by City Deal Executive on 17th July 2015.

The key output will be three Town Centre Master plans which focus on appropriate and achievable measures and actions to improve/regenerate those existing retail and community centres. South Ribble has many assets, and it has proved to be one of the more resilient boroughs in the country in times of economic downturn, primarily due to its position, population and attractive environment. City Deal and our local My Neighbourhood plans have brought changes to the

borough. Our future growth is being accelerated by our involvement in City Deal with our partners in Preston and Lancashire Councils. However the Council wishes to reinforce its existing centres and invest wisely, by making them more cohesive, attractive and amenable. The Master plans will not only recommend proposals for land use, buildings, spaces, and a movement strategy, and match these proposals to a delivery strategy, but also suggest town centre initiatives that will enhance the use and viability of our centres.

There is an existing masterplan for Leyland. Therefore this must be taken account of. Our priorities for Leyland is to reinforce the existing town centre, particularly the retail element, but also to look at options around the retail centre, particularly potential employment and community opportunities. It is proposed to create two masterplans for Leyland; one with a retail focus and another with a community focus.

Whilst approval for up to £165,000 was given by City Deal Executive on 17th July 2015, it is also a requirement of our governance that Cabinet permission is now sought for the Council to incur expenditure on the master planning projects in the Council's budget and to commence standard procurement for high value contracts (above £75,000) in accordance with the Council's CPR's. With Cabinet permission it is proposed to carry out the following procurement exercises in accordance with CPR's:

- a. High value procurement of three retail masterplans (Leyland, Penwortham and Lostock Hall). Estimated value £100,000;
- b. Intermediate value procurement of health/community masterplan. Estimated value £40,000.

In line with our constitution it will be necessary to return to a future Cabinet meeting for authority to award the high value contract.

During the master planning work consultation will take place with a wide variety of stakeholders, businesses, general public and councillors. Local needs and ideas for improvements will be gathered and fed into the masterplan process. As detailed designs and preparations continue, Officers will ensure there are updates displayed at every My Neighbourhood forum as well as conclusion reported back to Cabinet.

c) Leyland Gateway Features

The Council has a popular strategy for Landmark/Gateway features as part of the Leyland Masterplan. Two gateway locations have been completed (tank & fire engine). The Leyland My Neighbourhood plan has identified the site and format of the next features and it remains as a priority in both Leyland and Central plans. An opportunity, created by closer working within City Deal, to complete the further locations has arisen. Approval for up to £170,000 was given by City Deal Executive on 17th July 2015 and approved by Cabinet on 10th February'16.

In the previous paper to Cabinet, the proposals for the third and fourth 'Made in Leyland' gateway feature were outlined. Progress on these was stated as subject to the relevant permissions, which is the case with most regeneration projects as they often involve third parties outside the council. Progress on the Leyland Tractor and Iron Horse is still good. However the Leyland Truck feature planned for the A582 / Centurion Way roundabout will not continue because it is not feasible. The landowner does not wish for the feature to be installed. Therefore installation of the Leyland tractor and Iron Horse can be brought forward whilst an alternative solution for a truck feature is investigated.

The specific proposals now are:

- i. At the southern gateway at roundabout junction of B5253 (Schleswig Way) and Emnie Lane and Leyland Lane the feature will be a Leyland Tractor pulling a trailer of flowers. The tractor and trailer will stand in a landscaped area. The trailer, essentially a planter,

containing a flower display will be bordered by a sign saying 'Made by Leyland'. The aim is to install the tractor in early September.

- ii. Roundabout junction Schleswig Way/Longmeanygate. The final landmark is an iron horse made of horse shoes denoting Leyland's progression from rural to industrial. The horse feature also provides short footpath/bridleways to links local bridleways creating a local network that links neighbourhoods in Moss Side & Longmeanygate. This gateway will be completed and installed in 2017.

Approval for up to £170,000 was given by City Deal Executive on 17th July 2015. Within that figure SRBC approval for spend of £44,000 has already been granted. In line with Financial Regulations, approval to spend an additional £51,000 on the gateway schemes is sought to bring forward delivery of both Tractor and Iron Horse features. SRBC capital costs are claimed back as part of the City Deal programme.

d) Central Park Development

Progress on delivering the vision of Central Park's has been excellent. Following approval of a masterplan, a draft masterplan was produced and taken to public consultation during 2014. The first new central park, St.Catherine's Park was opened this summer. Design and planning work is progressing well to enable the next stages of development.

Following production of the draft masterplan it was apparent that ecology surveys were needed to guide the future shape and delivery of Central Parks. The bulk of this vital work has been done, although future ecology surveys may be needed for specific sites/projects to inform planning applications. It is a requirement to complete the masterplan so that it can be approved at Planning Committee.

City Deal funding has already been awarded for up to £35,000 for the development of Central Parks by City Deal Executive on 17th July 2015. In line with Financial Regulations, approval to spend up to £35,000 of City Deal funding to complete the master planning and develop future schemes in Central Parks is sought. SRBC costs are claimed back as part of the City Deal programme.

e) St.Catherine's Park update

St.Catherine's Park was opened on the afternoon of Sunday 12th June to coincide with the Queen's 90th Birthday. Despite inclement weather the event was well attended. St.Catherine's Park is a partnership between South Ribble Borough Council and St.Catherine's Hospice to improve amenity in the local area. Work has been done to create a new park including the War Memorial, Inglis Bridge, footpaths, bluebell woods and St.Catherine's gate linking through to the Mill Café. Many aspects of work were kindly assisted by local community groups including Lostock Hall Academy, St.Catherine's Hospice, Brothers of Charity, Lancashire Fire & Rescue Service, and Wymott Prison.

This type of joint approach to the provision of new areas of park, Central Parks, is seen as the model going forward. Some minor works (snags) require completion during summer. This is the norm. The second (final) stage of St.Catherine's Park, to complete footpaths, landscaping and a natural play area will be designed by Engineers during 2017 for approval at a future date.

4. CONCLUSION

Capital works are progressing across many areas. The recommended approvals asked for are sought to maintain our progress.

5. 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.

FINANCIAL	<p>The Council's medium-term financial strategy and budget plan already include budgets for all the capital projects in this report. This report requests approvals to incur expenditure on these projects in line with financial regulations. The total capital project costs may be higher than South Ribble Borough Council's allocations as they include additional third party contributions from City Deal.</p> <p>In line with financial regulations, authorisation is requested for a funded revenue budget increase in respect of masterplanning and development works outlined in this report.</p> <p>All schemes are possible and will be managed within these combined budgets. Costs related to City Deal schemes will be reclaimed. Where this is the case, approval to spend has additionally been approved by City Deal Executive as follows:</p> <p>Bamber Bridge: City Deal Executive – 8th January 2016.</p> <p>Master planning, gateway features, Central Park development: by City Deal Executive on 17th July 2015.</p>		
LEGAL	<p>All necessary procurement exercises will be carried out in accordance with the council's CPRs.</p> <p>The council's procurement and legal teams will be involved throughout. Formal contractual documentation will be entered into on completion of the relevant procurement exercises.</p>		
RISK	<p>Capital projects are risk assessed as part of the background papers to this report. Each scheme build will carry with them different risks which form part of the CDM (Construction (Design and Management) Regulations 2015) regulations followed by Engineers.</p> <p>Strategic risk linked to this paper is essentially the risk to reputation for schemes not being carried out once public are aware they are in progress. Additionally we have risk of cost increases due to delays in progress, contract completion and additional work requirements.</p> <p>Capacity within the Engineers is a potential risk to progression and completion.</p>		
THE IMPACT ON EQUALITY	<p>Projects described are designed to be inclusive, accessible and bring communities together.</p> <p>There are no potential negative impacts on any of the protected groups. The improvements in Bamber Bridge have been designed to follow:</p>		
OTHER (see below)			
<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

City Deal Executive

Neighbourhood Plans

Procurement/Financial Regulations

Construction (Design and Management) Regulations 2015

Urgent Decision – Progressing public realm improvements in Bamber Bridge 8th August '16