

| <b>REPORT TO</b> | <b>DATE OF MEETING</b>        |
|------------------|-------------------------------|
| Cabinet          | 11 <sup>th</sup> January 2017 |

Report template revised June 2008



| <b>SUBJECT</b>   | <b>PORTFOLIO</b>                                      | <b>AUTHOR</b> | <b>ITEM</b> |
|--|---|---------------|-------------|
| City Deal – Masterplanning and the Delivery of Bamber Bridge | Strategic Planning and Housing Regeneration & Leisure | Howerd Booth  |             |

## 1. SUMMARY AND LINK TO CORPORATE PRIORITIES

This report relates to City Deal masterplan project updates and requests to procure public realm items for the Bamber Bridge scheme.

In addition report also updates progress and requests approval for changes to previously reported expenditure related to City Deal and as previously set out in the Capital Programme for 2015/16 and approved by Cabinet on 7<sup>th</sup> September 2016. It supports and links to all of the Council's corporate priorities.

## 2. RECOMMENDATIONS

2.1 To grant authority under section 2.8 of the Financial Regulations to increase the revenue budget for planned spend on the Leyland Community Masterplan by £4,000 to a total of £44,000.

2.2 To grant permission to spend £44,000 on the Community Masterplan for West Paddock subject to receipt of the specific grant income. This will be charged against South Ribble's budget but will be offset by the use of specific new grant funding from South Ribble's successful One Public Estate (OPE) bid of £20,000 and Innovation Agency funding received in the sum of £4,000.

2.3 To grant authority to award Community Masterplan procurement to Capita (in accordance with the procurement exercise and in line with SRBC Contract Procedure Rules).

2.4 To note the changes made to the procurement and costs related to the Penwortham, Lostock Hall and Leyland retail Masterplans, meaning South Ribble's Community Infrastructure budget within the City Deal Infrastructure Delivery Plan will now not need to spend the £100,000 allocated in September.

2.5 To note good progress in Bamber Bridge, and give authority to procure the intermediate value items required to complete the Bamber Bridge scheme.

## 3. DETAILS AND REASONING

### 3.1 Masterplans Update

On 7<sup>th</sup> September 2016, Cabinet approved:

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.*

Works to progress and procure the masterplan work was started funded by the City Deal. To achieve value for money, the City Deal partnership wishes to expand the scope of the masterplan studies to look at Preston, as well as South Ribble and the connecting transport corridors. This would mean timings may alter slightly, but the same outputs, 3 masterplans for Penwortham, Lostock Hall and Leyland, will still be produced, fitting into a wider study looking at transport links in Preston and South Ribble.

The benefit for the Council is that South Ribble would not need to procure or spend £100,000 from our own Community Infrastructure budget because the cost of the 3 retail masterplans would now be changed to be taken from a 'central' City Deal budget for Local Centres/Public Transport Corridors. The study would not be procured by SRBC, but by Lancashire County Council and managed jointly with South Ribble and Preston councils.

The other masterplan work, for a Leyland Community Masterplan, also started its procurement process following authority by Cabinet on 7<sup>th</sup> September. However there have been several changes related to this project, which require reporting. Prior to procurement, the cost estimate for the study was reported to Cabinet as £40,000. Following the issue and receipt of quotes during the tender process, we are now aware that the cost of the study will be £44,000. Following the changes reported above, this work is now not linked to Transport Corridor work and therefore cannot be funded from this City Deal expenditure line. The full cost of the masterplan of £44k, however, will not fall in its entirety to the Council as we have also since been successful in bidding for funds from two initiatives One Public Estate (OPE) and Innovation Agency which will provide additional project funding specifically to contribute to the Leyland Community masterplan. Details of these two funding bids are set out below.

Following recently submitting a speculative bids for funding from a Government initiative called One Public Estate (OPE); this OPE bid was successful and will contribute up to £20,000 towards elements of the masterplan project. In addition, because we have been successful in the first stage of the OPE, we have now become part of that programme and are eligible to bid for further funding to assist progression of the project.

Our community masterplan aims to create a better community and health provision in Leyland. Our challenge is to provide better services against a background of public and health sector reform, whilst improving the satisfaction of our growing communities.

The Community Masterplan is an ambitious long-term community regeneration scheme which will be completed over a 10 year period and aims to deliver better services. By locating services together in and around West Paddock, both physically and from a customer perspective, we aim to transform how civic, health and community services are delivered to our customers. The scheme is a strategic response to anticipated public and health sector reform challenges facing agencies in Leyland which wish to see greater consolidation of services where better services can be provided for a growing population of local people. The masterplan will test a variety of ideas; to achieve this, we will be working in partnership with local stakeholders such as CCG, Police, Fire services, GP surgeries, Runshaw College and community groups. Within SRBC a cross party member working group will be established to oversee the masterplans development.

The Government's OPE Programme is extremely well subscribed, despite this Government Programme Managers wish to use the SRBC bid as an example of good practice nationally. The elements that Government's OPE programme were particularly keen on was the innovative vision for Leyland. Inclusion in the OPE programme at its early stages means that we have good opportunity of receiving funding in future rounds.

Furthermore the Innovation Agency will provide £4,000 funding, as a result of our recent high performance within the Co-location project. As a result of the OPE contribution (£20,000) and Innovation Agency contribution (£4,000), we are seeking authority to spend up to £20,000 of City Deal Community Provision budget which is currently held in reserves.

This is a funding change with regards to finance; the actual project and its outputs will not be affected.

In line with recommendation 2.2, given approval of the above budget changes, permission is sought to award the contract to produce the Community Masterplan to Capita who submitted the highest scoring bid, which was evaluated by a panel against criteria of cost and quality, as per Council procurement rules.

### 3.2 Bamber Bridge Update & Permission to Procure

The Bamber Bridge project has been progressing well. The majority of the works that are the responsibility of South Ribble Borough Council have been completed. The last elements of the new central garden which includes the Iron Tree are scheduled to be completed during January. This should bring an end to SRBC's major work, but LCC will be continuing with the carriageway improvements until late summer 2017.

On 7<sup>th</sup> September, Cabinet granted authority under section 3.4 of the Financial Regulations to spend up to £440,000 on the SRBC aspects of the regeneration scheme. As part of this overall process and within the above previous authority, we are required to procure the following elements for the final scheme to create an attractive tree lined avenue: seating, cycle stands for cycle parking, signage, bins, planters with trees and plants and a replacement for the current shopping centre sign (separate planning permission will be required for the sign).

| Contract | Item                 | Budget Estimate<br>£ | Comment  |
|----------|----------------------|----------------------|--|
| 1        | Tree planters        | 60,000               | Tree Planters - bespoke self-watering, low maintenance coreten steel planters which fit into the scheme style library  |
|          | Trees                | 15,000               | Selection of extra heavy standard native specimens suitable for urban environment  |
| 2        | Benches              | 10,000               | Benches, cycle parking and bins could be offered as a combined contract. Variations will be considered during the procurement to ensure the best mix of quality and price. |
|          | Cycle infrastructure | 5,000                |  |
|          | Bins                 | 2,500                |  |
| 3        | Floral display units | 20,000               | Flower/shrub units with watering system tied into style library  |
| 4        | Installation         | 10,000               | Separate operation/contract for installation   |
|          | Maintenance          | 10,000               | SRBC will maintain the improvements and planting.  |
|          | <b>Total</b>         | <b>132,500</b>       |  |

The items were chosen by our local councillors, in the early stages of the project, but will generally be fitted last. Maintenance of these items, as with the rest of the borough, falls to SRBC. LCC will continue to be responsible for maintenance of the highway. The style of the items procured will be as consistent as possible to ensure the finished scheme matches the designs selected during public and councillor consultation as closely as possible. The design and implementation of Bamber Bridge improvements can be said to adhere to both disability and dementia friendly designs, contributing to our aim to be a Dementia Friendly Borough. Costs relating to purchase of these items will be reclaimed through City Deal.

#### 4. 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>FINANCIAL</b></p>         | <p>The funding source of the Masterplans has been amended from that originally planned. The 3 retail masterplans for Penwortham, Lostock Hall and Leyland would now be changed to be taken from a 'central' City Deal budget for Local Centres/Public Transport Corridors. The study would not be procured by SRBC, but by Lancashire County Council and managed jointly with South Ribble and Preston councils.</p> <p>It is proposed that the Leyland Community Masterplan for West Paddock would be procured by South Ribble and the forecast budget required for this project is £44,000. Grant funding of £24,000 has been secured towards this project: One Public Estate (OPE) funding £20,000 and Innovation Agency funding £4,000. Therefore the cost to the Council is now £20,000 assuming no more grant funding is allocated. It is recommended that the balance of income received from Lancashire County Council through City Deal for Community Provision which is currently held in reserves is used to fund this shortfall.</p> <p>In September Cabinet approved expenditure of up to £440,000 on the South Ribble Borough Council aspects of the Bamber Bridge regeneration scheme including the central garden element. The scheme is part of the 'central' City Deal budget for Local Centres/Public Transport Corridors and therefore the costs incurred will be recouped from LCC.</p> |
| <p><b>LEGAL</b></p>             | <p>All necessary procurement exercises are being carried out in accordance with the council's CPRs.</p> <p>The council's procurement and legal teams have been involved throughout.</p> <p>Formal contractual documentation will be entered into on completion of the relevant procurement exercises.</p>  |
| <p><b>RISK</b></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>The masterplan studies are linked to redevelopment of our town centres, therefore if the masterplans are delayed subsequent improvement works could be delayed.</p>   |
| <p><b>OTHER (see below)</b></p> | <p>Projects resulting from study work described are designed to be inclusive, accessible and bring communities together and are designed to follow Alzheimer's Society guidelines so that improvements can be said to be both disability and dementia friendly designs contributing to our aim to be a Dementia Friendly Borough.</p>  |

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|---|--|---|---|
| <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 IDP

SRBC Procurement/Financial Regulations