

STOCKTON-ON-TEES BOROUGH COUNCIL

CABINET RECOMMENDATIONS

PROFORMA

Cabinet Meeting11th July 2012

1. Title of Item/Report

Billingham Town Centre Regeneration

2. Record of the Decision

Cabinet considered a report that provided an update on the successful agreement of a redevelopment scheme between the Council and Stockland UK for Billingham Town Centre.

The report covered work already underway on the provision of new public toilets, recent progress related to investment in the centre, detail of works to be undertaken and the outline delivery programme for the high quality paving, public realm and refurbishment works.

Members were reminded that despite Stockland exploring all reasonable avenues it had been unsuccessful in delivering a foodstore, which had been a key element of the 2010 Masterplan for the Town Centre.

Members had agreed, at it's meeting held on 3 November 2011 that this should not prevent the Council from releasing allocated capital to support the delivery of regeneration proposals.

Following Cabinet in November 2011, detailed design work had been undertaken, culminating in a high quality redevelopment scheme which prioritised areas for investment across the centre.

Proposals, developed in partnership with Stockland UK and Billingham Members, focused on a new paving and public realm scheme throughout the town centre, improvements to access, lighting, building frontages, a dedicated market area and new public toilets in West Precinct. A plan and images of the public realm scheme were provided to Cabinet.

The scope of all works in the town was reflected in a revised development agreement between the Council and Stockland. The agreement which would supersede the conditions within the sale agreement of 2007 had been signed in May 2012.

The revised development agreement would enable works to go ahead that would bring meaningful redevelopment to Billingham Town Centre, complementing the £18.5million investment in the refurbishment of Billingham Forum and investment in improvements to John Whitehead Park.

Plans for the delivery of a £2.7m Customer Service Centre in the heart of Billingham town centre were underway. Officers were in discussion with the PCT as to whether it required space within the new facility. A detailed report on the Customer Service Centre would be brought to Cabinet in September 2012.

Members noted that positive progress in agreeing redevelopment priorities had been supported by new retail interest in the town centre.

Detailed design work was underway and would continue in order to get the proposals to a point where tender documents could be issued. In the meantime work would begin in autumn 2012 on all other elements of the refurbishment, including new stairways, removal of unused aerial walkways to Kingsway car park.

It was anticipated that all of the elements of the refurbishment, outside of the public realm works would be complete by Christmas 2012, allowing for paving and public realm works to begin in January 2013. It was anticipated that new public toilets in West Precinct would be opening in September 2012

Once detailed design work was complete, a number of 3D visuals and drawings would be produced to be used at a public display in Billingham Town Centre in mid July, to inform the public, community groups, businesses and stakeholders of the proposals and to allow them an opportunity to comment and gain further information.

The outline programme for the delivery of the main paving and public realm works would be confirmed once tenders had been let and a report would be brought to Cabinet later in the year to update Members on progress of works and further developments in Billingham town centre.

RESOLVED that

1. the progress made in moving forward redevelopment proposals in Billingham Town Centre be noted.
2. the outline programme for delivery of redevelopment works and public communication be noted.

3. Reasons for the Decision

To inform Members of progress on regeneration of Billingham Town Centre.

4. Alternative Options Considered and Rejected

None

5. Declared (Cabinet Member) Conflicts of Interest

Not applicable

6. Details of any Dispensations

Not applicable

7. Date and Time by which Call In must be executed

Midnight on Friday 20 July 2012

Proper Officer
16 July 2012