

CABINET ITEM COVERING SHEET PROFORMA

AGENDA ITEM

REPORT TO CABINET

11 JULY 2012

**REPORT OF CORPORATE
MANAGEMENT TEAM**

CABINET DECISION

Regeneration and Transport – Lead Cabinet Member – Councillor Michael Smith

Billingham Town Centre Redevelopment

1. Summary

This report updates on the successful agreement of a redevelopment scheme between the Council and Stockland UK for Billingham Town Centre. The report covers 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.

2. Recommendations

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

3. Reasons for the Recommendations/Decision(s)

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

4. Members' Interests

Members (including co-opted Members with voting rights) should consider whether they have a personal interest in the item as defined in the Council's code of conduct (**paragraph 8**) and, if so, declare the existence and nature of that interest in accordance with paragraph 9 of the code.

Where a Member regards him/herself as having a personal interest in the item, he/she must then consider whether that interest is one which a member of the public, with knowledge of the relevant facts, would reasonably regard as so significant that it is likely to prejudice the Member's judgement of the public interest (**paragraphs 10 and 11 of the code of conduct**).

A Member with a prejudicial interest in any matter must withdraw from the room where the meeting considering the business is being held -

- in a case where the Member is attending a meeting (including a meeting of a select committee) but only for the purpose of making representations, answering questions or giving evidence, provided the public are also allowed to attend the meeting for the same purpose whether under statutory right or otherwise, immediately after making representations, answering questions or giving evidence as the case may be;
- in any other case, whenever it becomes apparent that the business is being considered at the meeting;

and must not exercise executive functions in relation to the matter and not seek improperly to influence the decision about the matter (**paragraph 12 of the Code**).

Further to the above, it should be noted that any Member attending a meeting of Cabinet, Select Committee etc; whether or not they are a Member of the Cabinet or Select Committee concerned, must declare any personal interest which they have in the business being considered at the meeting (unless the interest arises solely from the Member's membership of, or position of control or management on any other body to which the Member was appointed or nominated by the Council, or on any other body exercising functions of a public nature, when the interest only needs to be declared if and when the Member speaks on the matter), and if their interest is prejudicial, they must also leave the meeting room, subject to and in accordance with the provisions referred to above.

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SUMMARY

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RECOMMENDATIONS

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

DETAIL

Background

1. The Council's freehold interest in Billingham Town Centre was sold to Halladale UK (now Stockland UK) in July 2007. Following the sale in 2007, Stockland UK, in partnership with the Council, decanted residential tenants from the centre, undertook some restoration works and sought to secure planning permission for and interest from, a major supermarket operator to locate in West Precinct.
2. A masterplan for the regeneration of the town centre, based upon public consultation carried out in November 2009 and measures identified in the sale agreement between the Council and Stockland UK was produced in February 2010.
3. Members will recall the report to Cabinet on 3rd November 2011, where it was reported that there was an acknowledgment from the Council that Stockland had explored all reasonable avenues for delivering a foodstore in the town centre, which was a key element of the 2010 Masterplan.
4. At Cabinet in November 2011, Members agreed the lack of a foodstore should not prevent the Council from releasing allocated capital to support the delivery of regeneration

proposals, the release of which was previously dependant upon the delivery of a foodstore under the terms of the 2007 sale agreement.

Recent Progress

5. Following Cabinet in November 2011, detailed design work incorporating intrusive surveys and ground investigations has been undertaken culminating in a high quality redevelopment scheme which prioritises areas for investment across the centre.
6. Proposals, developed in partnership with Stockland UK and Billingham Members, focus 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 can be seen at **Appendix 1 to 3**.
7. The scope of all works in the town is reflected in a revised development agreement between the Council and Stockland. The agreement which will supersede the conditions within the sale agreement of 2007 was signed in May 2012.
8. The revised development agreement enables works to go ahead that will bring meaningful redevelopment to Billingham Town Centre, complementing the £18.5million investment in the state of the art refurbishment of Billingham Forum and investment in improvements to John Whitehead Park.
9. Plans for the delivery of a state of the art £2.7m Customer Service Centre in the heart of Billingham town centre are underway. Council officers are currently in discussion with the PCT as to whether they require space within the new facility. Officers expect to have more clarity on the PCT position in September. Once discussions are concluded, detailed design will move forward with a view to carrying out works to construct the new facility in line with works to the town centre in 2013. A detailed report on the Customer Service Centre will be brought to Cabinet in September 2012.
10. Positive progress in agreeing redevelopment priorities has been supported by new retail interest in the town centre. Poundland opened a store on Queensway in early 2012, adding to the retail offer and creating new job opportunities and the centre continues to be over 90% let, with further interest from new retailers seeking units.
11. Planning permission for Fultons Frozen Foods and Wetherspoons Public House was granted in March 2012. The development will see an additional retail unit created within West Precinct and the reorientation of existing units to provide a larger footprint for the Wetherspoons and a frontage and external seating area on Queensway. It is anticipated that work will begin on these units in autumn 2012.

Next Steps

12. Detailed design work is underway and will continue in order to get the proposals to a point where tender documents can be issued. It is anticipated that works for the main public realm contract will be tendered in autumn 2012 alongside the submission of a planning application for the areas of the main redevelopment which require planning permission with a view to starting work on site in January 2013.
13. In the meantime work will begin in autumn 2012 on all other elements of the refurbishment including new stairways, removal of unused aerial walkways to Kingsway car park. Cleaning and repointing of brickwork, new windows and lighting across the centre and improvements to CCTV. It is anticipated that all of the elements of the refurbishment outside of the public realm works will be complete by Christmas 2012, allowing for paving and public realm works to begin in January 2013.

14. Work began on the new public toilets in West Precinct in June. Works are programmed to last ten weeks with a view to the new toilets opening to the public in September 2012.
15. Once detailed design work is complete, a number of 3D visuals and drawings will 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.
16. The outline programme for the delivery of the main paving and public realm works will be confirmed once tenders have been let and a report will be brought to Cabinet later in the year to update Members on progress of works and further developments in Billingham town centre.

FINANCIAL IMPLICATIONS

17. There are no direct financial implications arising from this report. Funding for the works detailed in this report were allocated from the capital receipt received for the disposal of Council interests in Billingham Town Centre in 2007 and will not exceed that amount.

LEGAL IMPLICATIONS

18. There are no direct legal implications arising from this report. Changes to the original sale agreement 2007 were included in a variation agreement to ensure that the commitments from both parties are legally binding and that the Councils interests are protected.

RISK ASSESSMENT

This Billingham Town Centre report is categorised as low to medium risk. Existing management systems and daily routine activities are sufficient to control and reduce risk.

SUSTAINABLE COMMUNITY STRATEGY IMPLICATIONS

Economic Regeneration and Transport – supports the growth and redevelopment of the Boroughs town centres and contributes towards providing a quality environment to attract and retain businesses in the Borough

Safer Communities – final scheme will be designed with the reduction of crime and anti social behaviour in mind

Children and Young People – Final scheme will be designed and delivered with people of all ages in mind, providing a safe high quality environment that people of all ages can use and enjoy

Healthier Communities and Adults - Schemes will be designed and delivered with people of all ages in mind, providing a safe high quality environment that people of all ages can use and enjoy

Environment and Housing - The projects and schemes contained within the report support the desire to create a high quality built and natural environment to act a driver for economic change

Supporting Themes:-

Stronger Communities – A greater sense of pride in the local area will be fostered through the delivery of redevelopment proposals

Older Adults – Older adults will be considered as part of the redevelopment proposals through detailed design and best practise

Arts Leisure and Culture – redevelopment proposals will incorporate high quality design and art where possible. Proposals will also provide space for future events, leisure and markets

EQUALITIES IMPACT ASSESSMENT

This report is not subject to an Equality Impact Assessment because not a fundamental change in policy and the outcome, in terms of delivering redevelopment of Billingham town centre remains the same as it was before any alterations to the sale agreement.

CONSULTATION INCLUDING WARD/COUNCILLORS

Billingham Ward Members

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Education related? No

Background Papers

Report to Cabinet 3rd November 2011

Ward(s) and Ward Councillors:

Cllr Mrs Ann McCoy

Cllr Barry Woodhouse

Property

No direct impact on Councils property