

## CABINET ITEM COVERING SHEET PROFORMA

**AGENDA ITEM**

**REPORT TO CABINET**

**6 SEPTEMBER 2012**

**REPORT OF CORPORATE  
MANAGEMENT TEAM**

### **CABINET DECISION**

Regeneration and Transport – Lead Cabinet Member – Councillor Mike Smith

#### **BILLINGHAM CUSTOMER SERVICE CENTRE UPDATE**

1. Summary

This report updates on the progress on development of the Billingham Customer Service Centre, including the latest developments with planned investment for the Billingham Integrated Health Care Centre, Extra Care Scheme, Town Centre improvement works and John Whitehead Park.

2. Recommendations

1. Members note the progress made on the development of the Billingham Customer Service Centre.

3. Reasons for the Recommendations/Decision(s)

To inform Members of progress on development of the Billingham Customer Service Centre.

4. Members' Interests

Members (including co-opted Members) should consider whether they have a personal interest in any item, as defined in **paragraphs 9 and 11** of the Council's code of conduct and, if so, declare the existence and nature of that interest in accordance with and/or taking account of **paragraphs 12 - 17** of the code.

Where a Member regards him/herself as having a personal interest, as described in **paragraph 16** of the code, in any business of the Council he/she must then, **in accordance with paragraph 18** of the code, 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 and the business:-

- affects the members financial position or the financial position of a person or body described in **paragraph 17** of the code, or
- relates to the determining of any approval, consent, licence, permission or registration in relation to the member or any person or body described in **paragraph 17** of the code.

A Member with a personal interest, as described in **paragraph 18** of the code, may attend the meeting but must not take part in the consideration and voting upon the relevant item of

business. However, a member with such an interest may make representations, answer questions or give evidence relating to that business before the business is considered or voted on, provided the public are also allowed to attend the meeting for the same purpose whether under a statutory right or otherwise (**paragraph 19** of the code).

Members may participate in any discussion and vote on a matter in which they have an interest, as described in **paragraph 18** of the code, where that interest relates to functions of the Council detailed in **paragraph 20** of the code.

### **Disclosable Pecuniary Interests**

It is a criminal offence for a member to participate in any discussion or vote on a matter in which he/she has a disclosable pecuniary interest (and where an appropriate dispensation has not been granted) **paragraph 21** of the code.

Members are required to comply with any procedural rule adopted by the Council which requires a member to leave the meeting room whilst the meeting is discussing a matter in which that member has a disclosable pecuniary interest (**paragraph 22** of the code).

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**6 SEPTEMBER 2012**

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MANAGEMENT TEAM**

**CABINET DECISION**

**BILLINGHAM CUSTOMER SERVICE CENTRE UPDATE**

**SUMMARY**

This report updates on the progress on development of the Billingham Customer Service Centre.

**RECOMMENDATIONS**

1. Members note the progress made with the development of the Billingham Customer Service Centre

**DETAIL**

**Background**

1. In April CMT endorsed redevelopment (rather than refurbishment) of the existing Council Offices and Art Gallery as the preferred option for delivery of the Billingham Customer Service Centre, subject to further negotiations with the North Tees Primary Care Trust (PCT) to identify any requirements they may have for accommodation within the facility. This report seeks to update CMT on recent progress with the scheme, including news of planned investment in local healthcare provision.

**Recent Progress**

2. The PCT has revealed plans for significant investment in the refurbishment of the **Billingham Integrated Health Care Centre** on Queensway, including options for including some primary care service provision and accommodating some administrative functions. An application for funding for the scheme has been submitted to the Strategic Health Authority and the PCT are awaiting confirmation of this. A planning application for the scheme has been submitted and it is anticipated that the work be complete by March 2013.
3. In light of this decision, plans for the £2.7million **Billingham Customer Service Centre** can now begin apace. Discussions with the building users including the Library Service, Customer Services, Vela Group and Billingham Town Council has determined the accommodation requirements, upon which estimates for redevelopment were based. Further detailed discussions will now be undertaken to finalise these requirements to inform detailed design work for the facility.
4. Plans for the **Extra Care Scheme**, which originally formed part of the larger Integrated Health & Social Care Scheme, are progressing and have been boosted with the news that Vela Group has been successful in securing £898,500 of Homes & Communities Agency (HCA) funding towards the multi-million pound scheme. Designs have been drawn up for the three-storey development comprising 55 Extra Care apartments on land to the west of the Billingham Community Centre (the 'car park' site adjacent to Billingham Community Centre). The scheme

will provide a mixture of apartments for purchase and rent. A pre-planning consultation event was held in early August. Vela will now review the feedback received to determine whether any revisions to the draft plans are required with the aiming of making a planning application submission in November. In the interim discussions are ongoing internally with regard to the re-provision of the car park (both in terms of design and funding) and will need to be resolved before a planning application is submitted.

5. Work on the £2.3million **Billingham Town Centre** improvements is moving apace with the construction of new toilets underway and due for completion at the end of September. The building improvement works including new CCTV, glazing, decoration and repairs to brickwork and stairways, have been tendered with work due to begin in late September. Plans have also been completed for the public realm improvements and a planning application will be submitted for the elements of the scheme requiring planning consent. This work will shortly be tendered with a view to starting after Christmas. Works include new high quality paving, removal of the sunken areas, seating, feature lighting, landscaping and canopy over the bandstand.
6. Given the level of investment in new developments in Billingham alongside the already popular Billingham Forum, parking provision in Billingham, assessed under the Borough wide car parking strategy will now be brought forward for completion by December 2012.
7. The extensive improvements scheduled for **John Whitehead Park** under the Sport in the Park project were also recently given the boost of £130,000 grant funding from Sport England and £41,000 from SITA towards the £260,000 scheme to redevelop the tennis courts. This will create a new skate/BMX area, 4 improved tennis courts and a multi-use games area. Work must start on site by January 2013 and be complete by December 2013 as a condition of the grant offer. The project forms part of Sport England's 'Places People Play' Olympic legacy programme.

#### **Next Steps for Billingham Customer Service Centre**

<b>Action</b>	<b>Date</b>
Asset Review update to Cabinet	October 2012
Detailed Design Complete (incl. Planning Consent)	Spring 2013
Fully designed scheme to be presented to Cabinet	Spring 2013
Demolition of existing structures complete	Spring 2013
Construction commence	Summer 2013
Service Centre Operational	Summer 2014

8. The timescales relating to the demolition of the existing buildings are subject to deployment of a successful decant strategy for the existing building users, and ensuring cohesive programmes with the town centre public realm works and events.

#### **FINANCIAL IMPLICATIONS**

9. There are no direct financial implications arising from this report. Capital resources of £2.78million were allocated for the redevelopment scheme detailed via the Medium Term Financial Plan update to Cabinet in February 2012.

#### **LEGAL IMPLICATIONS**

10. The scheme is likely to require use of a section of land that was transferred to Stockland in 2007, but is subject to a clause in the development agreement that affords the Council the right to buy back the land for £1. This issue has been broached with Stockland, and a notice to exercise this clause would only be issued once funding and permissions are in place to proceed with the scheme.

## RISK ASSESSMENT

11. This Billingham Customer Service Centre Update report is categorised as low to medium risk, and as such existing management systems and daily routine activities are sufficient to control and reduce risk.

## SUSTAINABLE COMMUNITY STRATEGY IMPLICATIONS

12. **Economic Regeneration and Transport** – supports the growth and redevelopment of the Borough's town centres and contributes towards providing a quality town centre environment to attract and retain businesses in the Borough.
13. **Safer Communities** – the final scheme will design out opportunities for crime and anti social behaviour.
14. **Children and Young People** – the final scheme will be designed and delivered with people of all ages in mind, providing a safe high quality facility that people of all ages can use and enjoy.
15. **Healthier Communities and Adults** – the 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.
16. **Environment and Housing** – the Customer Service Centre scheme supports the desire to create a high quality built environment to act a driver for economic change.

### Supporting Themes:-

17. **Stronger Communities** – A greater sense of pride in the local area will be fostered through the delivery of the redevelopment proposals.
18. **Older Adults** – Older adults will be considered as part of the redevelopment proposals through detailed design and best practise.
19. **Arts Leisure and Culture** – the redevelopment proposals will incorporate high quality design and art where possible.

## EQUALITIES IMPACT ASSESSMENT

20. This report is not subject to an Equality Impact Assessment because it does not relate directly to a change of policy strategy or service delivery. It is likely that once the detail of the scheme is determined and presented to Cabinet that an Equalities Impact Assessment will be compiled.

## CONSULTATION INCLUDING WARD/COUNCILLORS

21. Consultation has taken place with the North Tees PCT & NHS Stockton, Vela Group, Library Service, Customer Services Team, Billingham Town Council and Billingham Ward Members.

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Education related? No

Background Papers

Reports to Cabinet - February 2008, May 2009, December 2011 and July 2012

Ward(s) and Ward Councillors:

Billingham Central	Cllr Mrs McCoy and Cllr Woodhouse
Billingham East	Cllr Stoker and Cllr Mrs Cunningham
Billingham North	Cllr Leckonby, Cllr McCall and Cllr Mrs Apedaile
Billingham South	Cllr Smith and Cllr Mrs O'Donnell
Billingham West	Cllr Womphrey and Cllr Mrs Womphrey
Northern Parishes	Cllr Gardener

Property

Relate directly to Council assets within Billingham Town Centre and adjacent areas.