

CABINET ITEM COVERING SHEET PROFORMA

AGENDA ITEM

REPORT TO CABINET

10 JANUARY 2013

**REPORT OF CORPORATE
MANAGEMENT TEAM**

CABINET DECISION

Regeneration and Transport – Lead Cabinet Member – Councillor Michael Smith

Billingham Regeneration Update

1. Summary

This report updates Cabinet on progress made on proposals for the regeneration of Billingham Town Centre. The report focuses upon refurbishment works and new paving in the town centre along with details of proposals for further investment in health facilities, extra care housing and customer service and library facilities.

2. Recommendations

1. Cabinet note progress made to date on regeneration proposals and note proposals for further investment across Billingham Town Centre

3. Reasons for the Recommendations/Decision(s)

To inform members of progress made on proposals for the regeneration of Billingham Town Centre and to provide details of further investment in health facilities, extra care housing and customer service and library facilities.

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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Billingham Regeneration Update

SUMMARY

This report updates Cabinet on progress made on proposals for the regeneration of Billingham Town Centre. The report focuses upon refurbishment works and new paving in the town centre along with details of proposals for further investment in health facilities, extra care housing and customer service and library facilities

RECOMMENDATIONS

1. Cabinet note progress made to date on regeneration proposals and note proposals for further investment across Billingham Town Centre

DETAIL

Background and Recent Progress

1. Members will recall the report to Cabinet in July 2012 where detail of progress in bringing forward redevelopment proposals from the 2009 Billingham Town Centre Masterplan was reported. At that stage, a revised development agreement between the Council and owners of Billingham Town Centre, Stockland UK had recently been signed enabling meaningful redevelopment of the town centre to take place, building upon recent investment by Stockland and the £18.5million refurbishment of the Forum.
2. Since July 2012, officers have been working alongside Stockland to agree the detail of the £2.35million redevelopment works and on the detailed design of a high quality paving and public realm scheme throughout the town centre.
3. Redevelopment proposals and details of the paving and public realm were presented to the public for comment at a display in the Forum from 23rd July to 3rd August. The display was well attended and comments from the public were in the main positive, with many welcoming the opportunity to view proposals and the opportunity to discuss issues with officers.
4. One of the key issues raised by the public was the need for improved public toilets in the town centre. New public toilets in West Precinct opened on October 9th. This represented the first meaningful phase of the planned redevelopment works in the centre.
5. The main redevelopment works, including; new windows to upper floors, new CCTV system, new stairways, handrail repairs, repainting, brickwork repairs and cleaning began on 1st October with a target completion date of 21st December 2012.

6. The removal of two, permanently closed walkways between the centre and Kingsway car park is also planned as part of redevelopment proposals, this work will take place alongside the main paving and public realm contract.
7. Paving and public realm works will begin in January 2013. The agreed scheme will see the existing paving removed from the town centre, unsightly sunken areas filled in and replaced with new high quality paving, seating, feature lighting and tree planting throughout the centre along with a reinforced section of town square to accommodate the regular market and a canopy over the existing bandstand to enable greater use for events.
8. The first phase of paving work involves the removal of asbestos from below ground ducting to enable the delivery of the new paving and public realm scheme to be delivered as efficiently as possible immediately after asbestos removal is complete.
9. It is anticipated that works to remove asbestos and deliver the new paving scheme will take approximately 12 months with a target completion date set for Christmas 2013.

Further Investment

10. The delivery of **£2.35million redevelopment works** in the town centre and the high quality paving and public realm scheme will be complemented by a range of other significant, existing and new investments and developments in and around the town centre.
11. Detailed design of the **£2.7million Customer Service Centre** is progressing. The proposed scheme will see a high quality customer service centre, similar in design and function to the successful facilities already in operation in Stockton and Thornaby town centres in the heart of Billingham town centre. Demolition of existing buildings is planned for spring 2013 with a further update on design and programme to be brought to Cabinet at that time.
12. Cabinet were updated in November 2012 on proposals for the provision of a **£6million Extra Care Housing** facility to be delivered by north east housing group Vela. The proposed development is subject to a decision by Planning Committee on 16th January 2013. If approved, work will begin on site in March 2013.
13. Work is now underway on the refurbishment of the existing Queensway Health Centre. Redevelopment works will provide modern medical facilities and enable a greater access to primary care services for residents of Billingham. Work on the refurbishment of the health centre will be complete in March 2013.
14. A further **£260,000 will be invested in John Whitehead Park** to deliver a new skate/BMX area, 4 improved tennis courts and a multi-use games area. Work will begin early in 2013 and will be complete by December 2013. The new leisure facilities in John Whitehead Park complement the high quality, state of the art sport and leisure facilities available as part of the **£18.5million refurbishment of Billingham Forum**, officially opened by the Countess of Wessex in November 2012.
15. Paragraphs 10-14 highlight the circa **£30million** already invested or committed for spend in Billingham in the next 12 months. This investment will aid ongoing efforts by Stockland to secure a supermarket operator and new retailers in the town centre.
16. Discussions between Stockland and Wetherspoons on proposals to merge units in West Precinct to accommodate a large public house are progressing with planning permission

granted in March 2012. The town centre remains over 90% let with a large Poundland store opened in early 2012 along with ongoing retailer interest.

FINANCIAL IMPLICATIONS

17. There are no direct financial implications arising from this report

LEGAL IMPLICATIONS

18. There are no direct legal implications arising from this report.

RISK ASSESSMENT

This 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

19. **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
20. **Safer Communities** – final scheme will be designed with the reduction of crime and anti social behaviour in mind
21. **Children and Young People** – 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
22. **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. Access to primary care services will be increased.
23. **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 and will help deliver a sustainable mix of housing provision in the Borough.

Supporting Themes:-

24. **Stronger Communities** – A greater sense of pride in the local area will be fostered through the delivery of redevelopment proposals
25. **Older Adults** – Older adults will be considered as part of the redevelopment proposals through detailed design and best practise in the town centre. Extra care provision will increase housing options for over 55's in the Borough
26. **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 it does not relate directly to a change of policy strategy or service delivery

CONSULTATION INCLUDING WARD/COUNCILLORS

Billingham Ward Members
Billingham Town Council

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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

Property

No direct impact on Council property.