

DECISION ITEM

REPORT OF	MEETING	DATE	ITEM NO
DEVELOPMENT SERVICES DIRECTORATE	FINANCE AND DEMOCRACY COMMITTEE	22 JUNE 2020	10
ADDITION TO THE CAPITAL PROGRAMME - THE PIER - SQUARE LINK ENHANCEMENT, ST. ANNES REGENERATION PROGRAMME			

PUBLIC ITEM

This item is for consideration in the public part of the meeting.

SUMMARY

The Regeneration Programme for St. Annes, most recently set out in the 2020 Vision document, includes an on-going commitment to the upgrading of the physical environment of its town centre streets and public spaces, to be delivered through a series of 'public realm projects'. The latest phase of development is Phase 3 of Wood Street. The next phase is for enhancements to St. Anne's Road West

The funding profile is set out in the report with additional supporting information contained within the appendices. The timescales for commencement of the scheme is dependent on several factors including the date when Wood Street is complete and how this coincides with the main holiday season. The funding for the scheme is in place (or to be included) within the Capital Programme, which includes commuted Section 106 payments in connection with the grant of planning permissions on development sites. Appendix 3 sets out the funding sources for the scheme.

RECOMMENDATIONS

1. To approve a fully funded increase to the St. Anne's Regeneration Scheme within the Capital Programme for 2020/2021, in the sum of £31,300, to be met from s106 developer contribution received and pursuant to planning application 5/18/0743.

SUMMARY OF PREVIOUS DECISIONS

Report to Planning Committee of the 22nd January. Wood Street Enhancement, St. Anne's Regeneration Programme.

Planning Committee 3 June 2020, The Committee RESOLVED:

1. To approve the detailed scheme as shown in the plan attached to the report at a cost of **£250,300**, plus any additional funding underspend from the Wood Street Scheme, subject to approval from the Finance and Democracy Committee to the additional funding for the scheme as detailed in 5, below, the St. Anne's Regeneration Scheme being within the approved Capital Programme for 2020/21;
2. To agree and authorise the use of the existing partnership between the Council and Lancashire County Council in the procurement and implementation of the scheme;
3. To authorise officers to make minor amendments and variable extensions to the scheme as a result of consultation with third party property owners on the basis that this does not materially affect the scheme as presented and falls within the overall scope of the scheme as set out within the scheme design;
4. To authorise officers to amend the extent of the scheme, beyond the Base Scheme but within the confines of the Extended Scheme depending on the final budget availability as referred to in 1 above.
5. To recommend to the Finance and Democracy Committee that the sum of £31,300 received and pursuant to planning application 5/18/0743 be included within the Capital Programme for 2020/2021 as a fully funded budget increase to the St. Anne's Regeneration Scheme.

CORPORATE PRIORITIES	
Spending your money in the most efficient way to achieve excellent services (Value for Money)	√
Delivering the services that customers expect of an excellent council (Clean and Green)	√
Working with all partners (Vibrant Economy)	√
To make sure Fylde continues to be one of the most desirable places to live (A Great Place to Live)	√
Promoting Fylde as a great destination to visit (A Great Place to Visit)	√

REPORT

Background

The Planning Committee considered this matter at its meeting on 3 June 2020. It recommends to the Finance and Democracy Committee the addition to the capital programme of a fully funded budget increase of £31,300 for the regeneration of St Annes Road West. **Funding**

1. A Section 106 Agreement signed with the developer of the 'Heyhouses' mixed use scheme totalling £350,000, was to specifically use the funding to enhance the centre of St. Anne's Town Centre. Two phases, St Andrews Road South and Wood Street Phase 3 have been funded. In addition, the Council have made a capital contribution to implement regeneration schemes.
2. Prior to the commencement of the Wood Street scheme, the approved capital schemes for regeneration works in St. Anne's was in the total sum of £305,000. Phase 3 of Wood Street is costed at £216,000. Of that figure, a contribution of £20,000 capital was made available, following consideration by Operational Services Committee at its meeting in January, from its car park improvement scheme. Therefore, the net cost to the Regeneration Capital Programme for St. Anne's is £196,000. This would result in an unallocated balance of £109,000 for other regeneration schemes. In addition, the approved Capital Programme includes a specific budget of £110,000 for the Pier Link scheme. This results in a total available funding for regeneration works in St Anne's of £219,000.
3. In addition to the present available funding, a commuted sum, negotiated as part of the approved development at the Morrisons site under the Terms of a Section 106 Agreement, is £31,300. The payment has been received and the Planning Committee recommend to the Finance and Democracy Committee that this sum be used to add to the present funding available.
4. Subject to the Finance and Democracy accepting the recommendation, the available funding for the scheme equates to £250,300.

Scheme Details

5. The Bill of Quantities, at Appendix 1 outlines the details of the scheme and the associated cost. It will be noted that the cost equates to £214,000, yet the available funding and recommended spend is £250,300. The former figure relates to what might be referred to as the 'Base Scheme'. This is shown on the plan at Appendix 2. The Plan also shows an enlarged scheme, which would be desirable if it could be achieved and could be delivered through the available residual budget together with any savings from the Wood Street scheme. Planning Committee therefore, approved the full scheme in the knowledge that the Base Scheme would be delivered plus appropriate extensions to it but contained within the confines of the Enlarged Scheme both shown within the plan at Appendix 2. The full extent of the delivered scheme will depend on the final available funding.
6. In essence, the scheme proposes the refurbishment and full enhancement of the footways of St. Anne's Road West. The scheme details include:
 - New paving to the footways to follow the palette of materials used elsewhere in the town centre.
 - Use of York stone paving at either ends of this scheme to the kerb radii to integrate it appropriately into those areas undertaken previously i.e. St. Anne's Square and Promenade adjoining the Pier.

- Inclusion of stone setts to enhance the entrances to adjoining sites e.g. the Town Hall entrance.
 - Introduction of artistic stone floor panels to create a trail, depicting motifs associated with the original Porritt House buildings
 - Potential enhanced planting including new tree planting to add character to the street to enhance the linear/ axial alignment of the Pier and views of it.
 - Interpretation display to describe the significance of the artworks and history of the Porritt Houses
 - Decorative highway safety railings in lieu of the existing functional variety
 - Re-painting of the streetlights and the encouragement given to introducing banner displays on them.
7. Extensions beyond the Base Scheme will adopt the same design themes and material palette
8. The Plan at Appendix 2 also shows an area around the Bandstand which is proposed for improvement. This is currently being discussed with officers of the Technical Services Team in order to ensure that the overall proposals are designed in a coordinated and consistent way. This would be funded from other maintenance budgets. All these improvement proposals add to previous environmental enhancements to benefit the quality agenda that is so fundamental to the reputation and attractiveness of St. Anne's and the Borough in general.

Value for Money and Procurement

9. In so far as procurement is concerned, it is proposed to procure the work through the commissioning framework at Lancashire County Council ensuring good value for money within the budget available. Issues relating to the cost effectiveness of this procurement path have previously been considered by The Council in the context of other public realm schemes including St. Annes, Ansdell and Kirkham. It is proposed to maintain this method of working for this scheme. This arrangement provides The Council with assurances in respect of achieving best value in the procuring of materials, equipment for construction and an offers a specialist experienced workforce, both professional aspects and within the crafts, to ensure a high quality, cost effective outcome. As the County Council is not for profit organisation, this results in savings within the scheme cost. The process has also allowed for a flexible, working relationship and a saving in revenue costs e.g. the preparation of Bill of Quantities that would otherwise have to be externally procured and funded from the scheme.

This partnership approach with Lancashire County Council has thus far proven to be excellent value for money and enabled the delivery of projects that may not have been possible without this method of implementing such schemes. The process of working enables accurate costings for such schemes and guarantees about timing and financial monitoring during construction.

Method and costs of financing the scheme

10. It is proposed that the scheme be fully financed from the approved Capital Programme for 2020/21.

Future revenue budget impact

11. This will be very limited since much of the scheme will be, by and large, paving works which has an extremely long, largely maintenance free lifespan. In respect of tree planting, the species potential to be planted are specially chosen to take account of the location, including climatic issues and future maintenance. The tree planting proposals would need to be agreed with adjoining landowners and their future maintenance discussed. In so far as paving materials are concerned, most of the areas are public highway and as result would be maintained by Lancashire County Council. The impact on Fylde Council budgets would, therefore, be negligible. It will be essential however, to ensure that any future maintenance, low as this is expected to be, would be to a high standard effectively replacing or renewing the materials in line with the original specification.

Risk Assessment

12. The only potentially high-level risk is in respect of budget overrun in respect of the final scheme cost. Prior to the commencement of development, the fully costed scheme, based on the precise specifications are reassessed with any variations agreed. However, in this case the Base Scheme is lower than the total budget

and any extensions to the scheme will be fully costed to ensure that the budget is not exceeded since the level of extension will be determined by the availability of the residual funding available. The scheme is cost limited as agreed with Lancashire County Council and contingencies are included to take account of any unforeseen issues that may arise during the construction phase of the works. In respect of start dates this has not been determined as yet, but it is suggested that the modifications to the scheme or its extent and the programme of implementation could be relayed to the Councils newly constituted Town Centres Working Group.

Viable Alternatives

13. The Section 106 Agreements specify that the funding is directly allocated to the St Annes Regeneration Programme. It could be used within other parts of the town centre. However, previous resolutions of Planning Committee have indicated that the next logical phase of public realm enhancement should be The Pier Link. The scheme has, therefore, been developed in line with previous resolutions.

IMPLICATIONS	
Finance	This report requests approval to a fully funded increase to the St. Anne's Regeneration Scheme within the Capital Programme for 2020/2021, in the sum of £31,300, to be met from s106 developer contribution received and pursuant to planning application 5/18/0743.
Legal	The scheme construction costs for implementation are based on the established relationship between the Council and Lancashire County Council to ensure best value.
Community Safety	The roadway is well used by the public with high levels of surveillance and adequate street lighting. The scheme will have no bearing in present community safety levels.
Human Rights and Equalities	The scheme relates directly to enhancements to the public realm would, therefore, benefit and support equality within the community and has been designed having regard to the access needs of the community
Sustainability and Environmental Impact	Proposed scheme aimed at enhancing town/district centre economic sustainability
Health & Safety and Risk Management	Matters dealt with by Lancashire County Council during the construction phase

LEAD AUTHOR	CONTACT DETAILS	DATE
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BACKGROUND PAPERS		
Name of document	Date	Where available for inspection
LSA 2020 Vision Planning Committees referred to in the report.	2010 14 th March 2018 26 th July 2018	Town Hall and web site www.fylde.gov.uk

Attached documents

Appendix 1 : Bill of Quantities setting out the breakdown costs of the scheme

Appendix 2 : Scheme Design Plan

Appendix 3 : Funding Breakdown of the scheme.