

## DECISION ITEM

REPORT OF	MEETING	DATE	ITEM NO
DEVELOPMENT SERVICES DIRECTORATE	PLANNING COMMITTEE	28 JULY 2021	6

### THE ISLAND REGENERATION – FULLY FUNDED REVENUE BUDGET INCREASE

#### PUBLIC ITEM

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

#### SUMMARY

The report sets out the details of the Lancashire Economic Recovery Grant Fund that was awarded to Fylde Council in June 2021 for the establishment of The Island Regeneration Programme. The Programme will define the objectives and will act as the delivery vehicle for the regeneration of the Island site in St Annes. The scope of the Programme will be defined specifically by the production of a holistic spatial Masterplan, accompanied by a business case and delivery strategy. The commissioning of the Masterplan is subject to a live procurement exercise, identified as a separate deliverable alongside the commissioning of the St Annes Town Centre Strategy for which a figure of £150,000 is already included within the Revenue Budget.

The commissioning of the Masterplan is currently subject to a live two-phase tender process that will be concluded at the end of August 2021.

In total, £108,000 has been awarded by Lancashire County Council based on a contribution by Fylde Council of £12,000, which is 10% of the overall £120,000 estimated commission cost.

Lancashire County Council have confirmed that they will consider further match funding to support project delivery and acquisition once the Masterplan and Delivery Strategy is completed.

The purpose of this report is to seek approval of the funding and integrate this into the 2021/2022 Revenue Budget and give a background to the scope of the Masterplan and overall regeneration objectives.

#### RECOMMENDATIONS

The Planning Committee are requested:

1. To recommend to the Finance & Democracy Committee approval of a fully funded revenue budget increase of £120,000 for 2021/2022, of which £108,000 is funded from the Lancashire Economic Recovery Grant from Lancashire County Council and a further £12,000 is funded from the funding volatility reserve for the commissioning of the Island Regeneration Programme Masterplan.

#### SUMMARY OF PREVIOUS DECISIONS

None to date

CORPORATE PRIORITIES	
Economy – To create a vibrant and healthy economy	✓
Environment – To deliver services customers expect	✓
Efficiency – By spending money in the most efficient way	✓
Tourism – To create a great place to live and visit	✓

## REPORT

### BACKGROUND

1. The regeneration of the Island site at St Annes is a key component of the Council's Corporate Plan 2020/2024 and has been high on the political agenda for many years.
2. To achieve the Council's ambition to regenerate the Island site, it has been proposed to establish a Programme board as a delivery vehicle for several interrelated projects, the introduction of which will initiate a comprehensive regeneration of the site. These projects will be defined as part of initial stages of the Programme, the main part of which comprises the commissioning of a Masterplan.
3. The current vision for the site as defined by the disbanded Island Working Group is as follows; "to seek regeneration of The Island site to achieve a vibrant, unique, mixed use, attractive, all year round site/destination for tourism that complements the town centre which is both competitive and viable, whilst retaining some control by the council and the potential for future increases in income receivable". This vision will be reviewed by the incoming multi-disciplinary team however it is not expected to change fundamentally.
4. In January 2021, Officers prepared an initial expression of interest to Lancashire County Council in relation to the Lancashire Economic Recovery & Growth Fund for the Island Regeneration. The expression of interest was successful, and Fylde Council were invited by Lancashire County Council to prepare and submit a full business case application for the full funding amount required to deliver the Masterplan.
5. The full business case was submitted on 23<sup>rd</sup> February 2021, which included details of the proposed multi-disciplinary team and services required to produce the Masterplan, a draft schedule and confirmation of the estimated costs to commission the services. The business case also contained details of how the both the initial phase and future phases would be project managed by Fylde Council.
6. The estimated budget costs for the commission are £120,000. This estimate has been derived from benchmark projects and a short exercise detailing the amount of resources per month that are estimated to be required over the duration of the commission. The actual costs for the commission will be confirmed following conclusion of the tender process.
7. On 28<sup>th</sup> June 2021, Lancashire County Council confirmed the award of £108,000 (subject to a £12,000 match funding contribution from Fylde Council) towards a total project cost of £120,000 to produce the Masterplan for the Island site. Lancashire County Council also confirmed a commitment to consider future funding bids to deliver individual projects identified through the Masterplan process.
8. The Island Masterplan commission is being combined with the wider St Annes Town Centre Strategy commission to achieve best value and produce a coordinated blueprint for the future resort-wide regeneration of St Annes. The tender process will be concluded towards the end of August.

### METHOD AND COST OF FINANCING THE SCHEME

9. Funding for the Island Regeneration is to be included within the Revenue Budget for 2021/2022 in the sum of £120,000.

## VALUE FOR MONEY AND DETAILS OF PROCUREMENT PATH

10. To ensure that value for money is achieved procurement will be undertaken in accordance with the Council's contract procedure rules. Selection of the successful tenderers will be on the basis that value for money is a key consideration.
11. Any future revenue budget impact to Fylde Council will be identified through the development and establishment of the overall Programme. The initial preparation of the Masterplan will not require any additional revenue funding and will be delivered/managed through existing resources. A high-level business case will be prepared alongside the Masterplan to give a high-level expectation of the costs required once the various projects are delivered.

## GOVERNANCE

12. The recently established St Annes Regeneration Programme Board will oversee the delivery of the Masterplan with individual projects identified through this process being overseen by the Planning Committee. The Programme Board will report directly to Finance and Democracy and include representatives from several Council Committees. The specific make-up of the Programme board will be confirmed within a future drawdown report to be prepared following conclusion of the St Annes Town Centre Strategy and Masterplan tender process.

## SUMMARY

13. Fylde Council have been awarded £108,000 from the Lancashire Economic Recovery & Growth Fund based on a contribution by Fylde Council of £12,000, which is 10% of the overall £120,000 estimated commission cost for the preparation of a Masterplan for the Island site. The production of a Masterplan will define the objectives for regeneration of the Island site to enable recovery post-Covid and capitalise on the introduction of new sea defences planned to be completed in 2024. The Masterplan will inform the establishment of a long-term Programme to regenerate the Island and St Annes Town Centre.

IMPLICATIONS	
Finance	To recommend to the Finance & Democracy Committee approval of a fully funded revenue budget increase of £120,000 for 2021/2022, of which £108,000 is funded from Lancashire Economic Recovery Grant from Lancashire County Council and a further £12,000 is funded from the funding volatility reserve for the commissioning of the Island Regeneration Programme Masterplan as detailed in the report.
Legal	None
Community Safety	None
Human Rights and Equalities	None
Sustainability and Environmental Impact	None
Health & Safety and Risk Management	None

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