

DECISION ITEM



REPORT OF		MEETING	DATE	ITEM NO
DEVELOPMENT SERVICES DIRECTORATE	DEVELOPMENT MANAGEMENT COMMITTEE		27 APRIL 2016	5
ST ANNES REGENERATION : THE CRESCENT AND ST ANDREWS ROAD				

PUBLIC ITEM

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

SUMMARY

The updated Capital Programme that was approved by Council on 2nd March 2016 included a sum of £274k in 2016/17 for future regeneration schemes in St Anne's, with funding being provided by the use of S106 developer contributions. This comprised of £270,000 which is the residual amount from the commuted payment of £350,000 plus a small 'carry over' from a previous scheme.

The regeneration programme for St Anne's has been carried out by way of a series of phases and the approved Lytham St. Anne's 2020 Vision document suggests that the next zone to be progressed is based around The Crescent and St Andrews Road North/South.

It is proposed that the works take place in two distinct, but related parts. The first is one of extending the lighting replacement scheme along The Crescent and into St Andrews Road North. The second aspect is the upgrading of St Andrews Road South by way of repaving, lighting, and landscaping.

The lighting scheme is costed at £54,000 of which c. £38,000 will be sourced from the S106 fund. The remainder is the result of a negotiated contribution from Lancashire County Council - £14,000 - with a smaller amount from the Town Council, totalling £2,000.

The lighting is considered to be a positive way of enhancing the street scene of The Crescent and St Andrews Road North, as a key route to The Station and Sainsbury's as well as a main approach into the town centre from the St Anne's Road East direction.

It is also requested that it now be agreed that that part of St Andrews Road South within and adjacent to the town centre be the focus for the next phase of the broader environmental improvements as part of the Regeneration Programme. In this regard, engagement with the business community has commenced. A fully costed scheme will be presented to Committee in due course, for approval that will be funded by way of the Section 106 contributions.

RECOMMENDATIONS

1. The Committee is recommended to authorise the commencement of design work for the next phase of the Regeneration Programme as identified in the plan at Appendix 3.
2. The Committee is recommended to approve the commencement of the proposed lighting scheme for The Crescent and St. Andrews Road North, St Annes, in line with the specifications as set out within the Appendices in the total sum of £54k, of which £38k will be funded by S106 developer contributions with the balance being funded by contributions from Lancashire County Council and St Annes Town Council. The Council's approved Capital Programme includes a total sum of £274k

in 2016/17 for future regeneration schemes in St Annes, funding being provided by the use of S106 developer contributions in the same amount.

SUMMARY OF PREVIOUS DECISIONS

Report to the Council's former Cabinet entitled 'Town Centre Regeneration' dated 14th January 2015.

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

1. As outlined in The Summary, a commuted payment, under Section 106 of the Town and Country Planning Act, was negotiated as part of the Heyhouses Lane development (primarily as a result of the Booths supermarket element of the scheme). This totalled £430,000 and of that amount £350,000 was to be directed to St Anne's Town Centre as a means of mitigating the (albeit modest) impact of the estimated trade diversion from the Town Centre – in the main, the impact on Sainsbury's Supermarket. Of this sum, £80,000 has been used for the approved and now completed scheme for Park Road, and a sum of £4,000 was brought forward from a previous scheme giving a total of £274,000. The funding for this scheme will use some of this funding.

Scheme Details

2. The essence of the scheme is one of extending the decorative street lighting that is now in place over much of the Resort Centre – including Clifton Drive South and The Promenade. In addition to the fact that the existing columns to these two locations are unattractive in themselves, the effect is all the more pronounced when the two locations are viewed together. The replacement of the old equipment will visually integrate the two zones of the Town Centre and uplift the appearance of The Crescent and St Andrews Road North.
3. Over the town centre, there are three columns designs that share common characteristics including lantern design and colour scheme. These relate to The Square, The Promenade and the remaining streets including Orchard Road and Wood Street. In the case of The Crescent, it is proposed to add a design that follows the general design of the Square and Promenade but incorporates a lantern that relates to the Wood Street design. This will have the effect of drawing these areas into the main Square whilst giving it its own identity, whilst within the overall 'theme'.

4. The column design will incorporate the (popular) illuminated spike finial that was introduced on Clifton Drive/St Anne's Road West and the columns designed so that they have the potential to accommodate banners, hanging baskets and Christmas decorations.
5. The scheme has been agreed with Lancashire County Council that would subsequently adopt the new units in respect of future maintenance.
6. The new units will illuminate with 'white light' as opposed to sodium (a pink colouration) that has been a theme for the town centre.

Value of Money and Procurement

7. In normal circumstances, a street lighting scheme such as this would be the subject of the specific procurement procedures of the Council. However, in this case the contract to be entered into with Windsor lighting is considered to fall within the definition of an 'exempt contract as set out in the contract procedure rules'. The reasons for this view is primarily that the bracket design has been previously used in other parts of St Anne's Town Centre and is a bespoke design prepared by the Regeneration Team in cooperation with Windsor lighting. Moreover, it has been revised to take account of the particular requirements of this Council and Lancashire. Likewise, the finial is similarly a specialist item produced by Windsor lighting. In respect of columns, Lancashire County Council have expressed a strong preference that the whole unit be provided by the same manufacturer to ensure that all of the fixtures and fittings work together satisfactorily. In the course of negotiations, to maximise value for money, Lancashire has agreed to provide some of the component parts required for the functioning of the lanterns. It is able to procure this equipment more cost effectively as it buys 'in bulk'. In addition, Windsor lighting has provided a discount on a per unit basis on the due to the number of units ordered.
8. The 'quote' for the scheme is included in the appendices. Your officers are satisfied that the quoted price is competitive based on prices paid for other equipment that has been used, being supplied by other manufacturers including Sugg lighting, Mike Smith Design and Urbis. Windsor lighting is an approved supplier as far as the County Council is concerned, based around the quality and durability of its products.
9. Lancashire County Council has agreed to make a contribution to the scheme, essentially providing the funding for installation, connections/disconnections, the removal of obsolete equipment any traffic management requirements. In addition the 'components' referred to will be supplied. This contribution amounts to around £1k per column unit.

Financing the Scheme

10. The project is to be fully funded through the approved Capital Programme for the financial year 2016/17 and has been designed to fall within the overall budget available. The funding forms part of the contribution secured by way of a Section 106 Agreement. The funding to be utilised is some £38,000 as set out in the appendices. As outlined Lancashire County Council is to contribute in the order of £14k with a smaller contribution to the scheme from the Town Council in order to add in specialist sockets for the purposes of displaying Christmas decorations.

Risks Associated with the Scheme

11. There are no direct risks associated with the scheme as the Council is not invoiced for the equipment until after it is delivered. Following agreement by Development Management Committee, the equipment can then be commissioned with a manufacturing timescale estimated to be around eight weeks. The installation will be carried out by Lancashire County Council, to a timescale to be agreed post-delivery.

Alternatives

12. The design has been specially designed for this part of the Town Centre. The installation of high quality street furniture has been as integral part of the regeneration programme since its inception in the year 2000. It is considered that implementing a scheme such as this will have a significant, positive visual effect on the immediate locality. The Section 106 payments agreed as part of the Heyhouses development were negotiated to mitigate the impact of that development. It is sensible therefore, that this particular part of town be considered appropriate for the concentration of these resources, being close to Safeway's and within a location that would benefit from investment with the objective of stimulating private sector confidence.

Conclusion

13. The proposed lighting scheme is part of the next phase of the Regeneration Programme for St Anne's. The 2020 Vision identifies this part of the town centre as the next logical phase for improvement. The lighting forms part of proposals to enhance The Crescent and St Andrews Road South. The lighting scheme will be funded by virtue of Commuted payments secured by way of a Section 106 agreement in addition to that negotiated with Lancashire County Council and a smaller sum from St Anne's on the Sea Town Council.
14. The proposed scheme has the strong support of the Town Council and the Chamber of Trade.

IMPLICATIONS	
Finance	This report requests approval to the delivery of a further element of the St Annes regeneration scheme in the total sum of £54k, of which £38k will be funded by S106 developer contributions with the balance being funded by contributions from Lancashire County Council and St Annes Town Council. The Council's approved Capital Programme includes a total sum of £274k in 2016/17 for future regeneration schemes in St Annes, funding being provided by the use of S106 developer contributions in the same amount.
Legal	The price estimate for the project puts it within the price range of a mid-range contract, which would normally be required to be subject to a competitive process. However, the officers involved consider that the particular circumstances of this contract fall within the definition of

	an exempt contract, because “...other procedures cannot practicably be followed because ...the goods, materials or works desired are of a proprietary or special character or for other reasons there would be no genuine competition”. This means that the contract does not have to be exposed to competition, although the relevant director must still be satisfied that the arrangements made secure the best available terms to the council.
Community Safety	The scheme would assist with safety in view of improved lighting quality.
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 in the context of the delivery of the scheme.

LEAD AUTHOR	TEL	DATE	DOC ID
Paul Drinnan	01253 658434	6 th April 2016	

LIST OF BACKGROUND PAPERS		
Regeneration Framework	2010	Town Hall, St Anne’s or www.fylde.gov.uk
Report to Cabinet, Woodlands Road Public Realm scheme	16 th January 2013	Town Hall, St Anne’s

Attached documents

1. Appendix 1 : Costed Scheme for the equipment.
2. Appendix 2 : Lighting design proposed
3. Appendix 3 : Column locations