

DECISION ITEM



REPORT OF	MEETING	DATE	ITEM NO
PLANNING AND REGENERATION	DEVELOPMENT MANAGEMENT COMMITTEE	20 AUGUST 2015	5

KIRKHAM TOWN CENTRE PUBLIC REALM SCHEME

PUBLIC ITEM

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

SUMMARY

The regeneration of the town centres of the Borough has been a priority for a number of years and is a key component of the Council's Economic Development Strategy. Public realm improvement in the centre of Kirkham has been an ongoing project and previous phases of works have had a significant, beneficial impact on improving the environment within the defined town centre. A number of phases, based on a series of 'Zones' have been identified, which are the focus for improvement.

In the Council's capital programme for 2015/16, a sum of £50,000 has been allocated towards the implementation of further phases of the public realm improvement programme. These are proposed to be within Zones 3 and 4 of the approved plan for the town centre. This sum will be supplemented by the previously approved contribution of £35,000, allocated through the Government funded High Street Innovation Fund. In addition, Lancashire County Council will make a contribution to the public realm improvements in connection with its traffic signal improvement scheme at Town End.

RECOMMENDATIONS

1. That the Committee approve commencement of the next phase of the Kirkham Town Centre regeneration works in the sum of £85,000 as detailed in this report;
2. That the Committee approve expenditure for this purpose in the sum of £50,000 from the approved 2015/16 capital programme scheme for Kirkham Town Centre Regeneration;
3. That the Committee approve a fully-funded revenue budget increase in 2015/16 in the sum of £35,000 for this purpose to be met from the agreed allocation of the High Street innovation Fund monies, that being the sum ear-marked for Kirkham Town Council for the delivery of additional public realm scheme works in Kirkham town centre, and to note that this amount will form part of the funding for delivery of the Kirkham Town Centre regeneration works rather than being paid directly to Kirkham Town Council;
4. That Committee approve that amendments to the Zoning Plan, at appendix 2, and that this subsequently be incorporated within the Council's Regeneration Framework, as may be amended.

CORPORATE PRIORITIES (delete ✓ which are not relevant)

To Promote the Enhancement of The Natural & Built Environment (Place)	√	To Encourage Cohesive Communities (People)	√
To Promote a Thriving Economy (Prosperity)	√	To Meet Expectations of our Customers (Performance)	

SUMMARY OF PREVIOUS DECISIONS

Report to the Council's former Cabinet entitled 'Town Centre Regeneration' dated 14th January 2015. With regard to Kirkham the Cabinet resolved:

1. To authorise officers to update the Council's Regeneration Framework, consolidate implemented projects and take account of updated schemes (as proposed) and bring about their implementation. The updated Framework be thereafter used to seek funding contributions, where appropriate, to implement the schemes contained within the Strategy.

2. That in respect of implementing the Regeneration Framework and schemes contained within it, officers be authorised to use the document to seek funding through Section 106 agreements, where appropriate so as to direct investment to implement schemes contained within the Framework.

7. That in the case of Kirkham, the Zoning Plan indicated on the plan (noted as Appendix 4 of the report) be adopted for the purposes of the Regeneration Framework and thereafter implemented as resources become available. The delivery of the actual zones, in sequence, would be tied to practical issues including the resources available at the time of implementation.

10. That in respect of implementation and construction of approved schemes, the Council continue to work in partnership with Lancashire County Council on the basis that it is demonstrated that this method offers best value from a financial and quality perspective.

REPORT

Background

1. A comprehensive report was presented to Cabinet in January 2015, which provided a review of the regeneration activities of the Council since the inception of this work in the year 2000. Within this review, the Borough's market town of Kirkham was considered. It was explained that through the former Countryside Commission's Market Town's initiative, improvement to the physical environment of the town centre was viewed by the business community and the public in general as a key issue. This was considered necessary to promote its on-going economic sustainability. A building refurbishment scheme has been one of the successes of the wider regeneration initiative for the town centre.
2. Kirkham Town Centre is a defined scheme within the Council's approved Regeneration Framework as a means of attracting funding from various sources. The centre of town has been divided into 7 zones, primarily based on discrete blocks of properties. To date, three of these zones have been completed at a cost of £225,000 (Fylde contribution of £70,000). The works undertaken so far have had a major, positive impact and have been well received by the business community and public in general. A scheme drawing is attached at appendix 1 which indicates the proposed scheme for Kirkham town centre.
3. In order to maintain the momentum of improvement, the Council has allocated a sum of £50,000 in the current year's capital programme, as a contribution to the implementation of further zones. This will be supplemented by a sum of £35,000, already approved for use in Kirkham, under

the Government's High Street Innovation Fund and held by this Council (£100,000 was awarded to the Borough for town centre initiatives).

4. Lancashire County Council is to upgrade the traffic signals at Town End this financial year and has notified this Council that in view of its own programmes, it would wish to start the works on the 7th September 2015. It has always been envisaged that the traffic signal scheme and the next scheduled phases (zones), primarily relating to the upgrading of footways, should, if at all possible be aligned. In relation to the works proposed and funded by Lancashire County Council, this action will save costs in respect of traffic management but importantly, the costs of reinstating footways can be set against the overall scheme. This has the effect of contributing a sum amounting to around £20,000 to the next immediate phase of the public realm scheme. The total costs of the next scheduled phase, including the signal upgrading, is estimated at £126,000. The Borough Council has had a very productive working arrangement in implementing public realm schemes with the County Council, maximising the resources available in the pursuit of 'best value'. In recognising the benefits of this relationship, Cabinet has endorsed this working arrangement in the context of delivering future public realm schemes.
5. The previous report, presented to Cabinet in January of this year, resulted in an approval for the further implementation of public realm improvements in line with the adopted zoning plan. The immediate proposals relate to - and would result in - the completion of Zones 3 and 4, as identified.
6. Committee is therefore asked for its approval to utilise the allocated £50,000, in addition to the £35,000 held within the High Street Innovation Fund. The total sum will be used for the purposes of continuing the Kirkham Public Realm Scheme, namely zones 3 and 4.
7. The scheme essentially follows on from previous phases and includes the repaving of footways in an attractive 'tegar' block with any ancillary forecourt areas in an oblong brick, to create a demarcation. The use of a consistent design approach and coordinated colour scheme will help give the town a particular identity. Attractive bollards would be included being sited close to the kerb edge as a means of protecting the paving by preventing vehicle intrusion onto the footways.
8. Future revenue budget impacts will be limited since much of the scheme will be, by and large, paving works which has an extremely long, largely maintenance free lifespan. In the case of works to forecourts (which are few in number) agreement is reached with property owners regarding their responsibility for future maintenance, such as may be required. Lighting and highway trees will become the responsibility of the County Council. Taken as a whole, there will be no future maintenance liability associated with the scheme to the borough council.
9. One of the objectives of the Regeneration Framework is that of identifying priorities for the physical enhancement of town and village centres, identified through a number of sources. The Framework has also been used extensively to seek out commuted payments, through Section 106 Agreements, from relevant developments, thereby contributing to its implementation. The Framework will be 'rolled forward' into the Local Plan and will form part of the emerging Community Infrastructure Levy Strategy that will be prepared alongside it. This will hopefully assist in the continuation of implementing identified public realm schemes improvements aimed at supporting the future sustainability and enhancement of important town and village centres.
10. At the meeting of Cabinet on the 15th January, approval was given to the updating of the Regeneration Framework, which is underway. This matter and will be reported to Committee in due course. In respect of Kirkham, it is suggested that the Zoning Plan be updated, which will assist in potentially attracting future commuted payments and other potential funding sources, including grants, were they to become available.
11. There are some land holdings within the area, and the preferred route will be for the Council to reach an agreement with each land owner which would be held on the Land Charges Register.

This is considered to be the most cost effective approach balancing the need to protect the Council's investment whilst also being an arrangement that is acceptable to the land owners and will minimise the risk to the project.

12. The scheme is funded from two budgets specifically identified for the regeneration of Kirkham town centre. The phase identified is the next logical phase and is influenced by works proposed by LCC. The use of materials is dictated by previous adjoining schemes in the locality.

13. Committee may well be aware that in connection with the approval of the development at Mill Farm, Wesham, a commuted payment of £110,000 was agreed. This was specified as being for the future implementation of public realm improvements in Kirkham. Reference was also made in the agreement to potential improvements to Wesham centre. (That payment is now due). It is envisaged that a scheme to utilise this funding contribution will be prepared for future consideration by Committee. The potential implementation of schemes in this regard is likely in the calendar year 2016. The immediate priority, however, relates to the use of the funding already approved by the Borough Council and the County Council as described.

IMPLICATIONS	
Finance	<p>This report summarises the next phase of the Kirkham Town Centre regeneration scheme and requests approval for the commencement of the works in the sum of £85,000 as detailed in this report.</p> <p>In order to finance the works the report requests approval for:</p> <ul style="list-style-type: none"> - the expenditure of £50,000 from the approved 2015/16 capital programme scheme for Kirkham Town Centre Regeneration, together with - the approval for a fully-funded revenue budget increase in 2015/16 in the sum of £35,000 to be met from the agreed allocation of the High Street innovation Fund monies, that being the sum earmarked for Kirkham Town Council for the delivery of additional public realm scheme works in Kirkham town centre.
Legal	None directly applicable
Community Safety	None directly applicable
Human Rights and Equalities	The scheme relates directly to enhancements to the public realm would, therefore, benefit and support equality within the community.
Sustainability and Environmental Impact	Proposed schemes aimed at enhancing town centre 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
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LIST OF BACKGROUND PAPERS		
Regeneration Framework	2010	Town Hall, St Annes or www.fylde.gov.uk
Report to Cabinet	January 2015	Town Hall, St Annes or www.fylde.gov.uk

Attached documents

1. Plan of improvements associated with this phase of public realm improvements
2. Plan of 'Kirkham Town Centre Zones' as amended.