

**1 Purpose of Report**

- 1.1 (a) To keep members apprised of the latest progress on the project programme for the Town Centre redevelopment and specific issues which may require understanding and guidance from members on particular projects
- (b) To allow members of the Development Committee to request further information on specific issues and to take any necessary action as appropriate.
- 1.2 This proposed action helps to achieve the Council's corporate objective of Promoting High Quality Growth and Enhancing the Environment.

**2 Executive Summary**

This report gives an overview of the present position of implementation against the Town Centre Project Programme.

**3 Appendices**

Appendix 1 – Red, Amber, Green (RAG) Report

**4. Proposed Action:**

**4.1 NOTE the RAG report attached at Appendix 1 and provide any comment to officers as appropriate**

**5 Background**

- 5.1 Following the approval of the Town Centre Healthcheck and Implementation Plan at Development Committee in November 2008 it was agreed that a progress report in the form of a RAG (Red-Amber-Green) report would be regularly submitted to the Development Committee. This will provide members with information on all Town Centre projects and a summary of action which can help inform members and allow them to guide officer in the implementation of the town centre redevelopment.

**6 Discussion**

- 6.1 The report attached as Appendix I is a monthly RAG (Red-Amber-Green) report which covers the following;
- Major milestones from all projects

- Achievements within the reporting period
  - Current issues and changes to the programme or risk profile
  - Scheduled tasks for the next period
  - Financial cost planning
  - Link to further documents
- 6.2 Members are requested to note the report and provide any appropriate comments to officers

## 7 Legal Powers

- 7.1 Local Government Act 1972  
 7.2 Local Government Act 2000  
 7.3 Planning and Compulsory Purchase Act 2004

## 8 Financial and Value For Money Implications

- 8.1 Significant funds will be needed to achieve the project outcomes and the financial cost planning section of the report will help members to understand the funding resources that will be required to deliver these projects. Any funding requirements not already within existing budgets will be highlighted and if approved relevant reports will be developed to bid for these additional resources.

## 9 Risk Analysis

Nature of risk	Consequences if realised	Likelihood of occurrence	Control measures
Town Centre regeneration programme does not progress as desired	The investment and redevelopment of town centre sites does not occur leaving the town vulnerable to further economic decline and stagnation.	Medium to High	Implement the recommendations from the Town Centre Health check and Implementation Plan and review the risk implications and project progress through the monthly RAG reports at Development Committee.

## 10 Implications for Resources

- 10.1 Significant internal and external resources needed throughout the plan delivery process. A better planned and costed delivery programme will enable greater potential to access and lever in additional external funding.

**11 Implications for Stronger and Safer Communities**

- 11.1 Major contribution to community cohesion, and community safety matters and the objectives within the local area agreement

**12 Implications for Equalities**

- 12.1 Major obligation within the design and evaluation of projects to assess the impact of proposals both in terms of project management and on different groups in Wellingborough.

**13 Author and Contact Officer**

Steven Wood – Head of Built Environment

**14 Consultees**

Town Centre Project Managers  
James Wilson - Corporate Director  
Joe Hubbard - Assistant Chief Executive

**15 Background Papers**

- 15.1 Copies of the monthly RAG reports, project level execution plans and associated documents such as the risk register can be made available to all members as required to provide detailed methodology for the day to day running of the project delivery teams and development support team



Borough Council Of Wellingborough  
Town Centre Regeneration  
Monthly RAG Report



<b>Project Name</b>	Wellingborough Town Centre Regeneration	<b>Month</b>	May 2010
<b>Programme Manager</b>	Victoria Phillipson/Dominic Lees	<b>Project Number</b>	24886
<b>Project Sponsor</b>	James Wilson	<b>Status</b>	<b>Amber</b>
<p><b>Green</b> - No issues. <b>Amber</b> – Project Board can handle any issues. <b>Red</b> – Project Board need input from Development committee or are missing major milestone</p>			
<p><b>Reason if status not Green:</b></p> <ol style="list-style-type: none"> <li>1. Site to be found for Tresham Institute to enable relocation by September 2013.</li> <li>2. Further discussions happening regarding Developer Procurement mechanism to ensure that the appropriate consultants/Developers are procured and further phases of the High Street contribute towards the infrastructure such as the Car Park etc.</li> <li>3. Ongoing monitoring of the process/costs for the Public Realm projects.</li> <li>4. In order to proceed with procurement of a developer for the High Street site, the Parking Strategy for the High Street site must be agreed by June Development Committee.</li> <li>5. Growth and Development Consultants Procurement has been stalled and needs to be progressed.</li> <li>6. Ongoing work needed on the Communications for Silver Street/Sheep Street to help the traders.</li> <li>7. Further work is needed on the Funding Strategy to include a review of external funding sources etc and recruitment of a Funding Officer.</li> <li>8. Further information is needed on banded Staff Costs to give a true picture of match funding.</li> </ol>			
<p><b>Project Purpose:</b> The regeneration of the town centre incorporating The High Street, Church Street, Market Square, Public Realm, Transportation Projects and Town Centre Development Sites</p>			

<b>Major Milestones</b> <i>(completed tasks older than 28 days have been deleted)</i>		<b>Original</b>	<b>Revised</b>	<b>Actual</b>
46	Review of Capital Bids (Public Realm & SFADG Heritage Grant Scheme) to update funding strategy for project delivery plans.	31.10.09	30.04.10	28.04.10
61	Recruitment of a Project Manager commences.	31.01.10	31.03.10	14.04.10
63	Public Realm – Croyland Gardens Designs following consultation to Development Committee.	27.04.10		27.04.10
73	Heritage Lottery Wellingborough Heritage Grant Initiative bid notification.	30.04.10		17.05.10
75	Revised 2020 Vision to Resources Committee for approval.	28.04.10		28.4.10
77	Agreement of the way forward for the Land Disposal/Developer Procurement on the High Street & Commencement of Procurement Process.	30.04.10		13.04.10
78	Monthly Newsletter produced on Sheep Street/Silver Street Works – April 2010	19.04.10		19.04.10
79	Commencement of Sheep Street/Silver Street Works	10.05.10		10.05.10
49	Draft Strategic Growth Professional Procurement documents.	30.09.09	30.04.10	13.04.10
69	Commence Strategic Growth Professional Team Procurement.	04.05.10		13.04.10
71	Notice to be given for properties to be demolished on High Street.	30.04.10	30.05.10	30.05.10
80	Monthly Newsletter on Sheep Street/Silver Street Works – May 2010.	19.05.10		30.05.10
81	2020 Vision to be amended following comments at Resources Committee.	30.05.10		30.05.10
83	Croyland Gardens Working Group to meet to discuss sculptures.	30.05.10		26.05.10
22	High Street element of Parking Strategy to go to Development Committee (for High Street Due Diligence).	19.05.09	22.06.10	
34	Commence market audit and retail / commercial review for Church St & Market Square.	20.06.09	30.08.10	

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50	Submit planning application for the construction of High Street Access Roads.	06.05.10	30.08.10	
15	Agree strategy for delivery of supplementary development sites.	10.02.09	30.08.10	
29	Accommodation Review for the Council commences	31.08.09	30.10.10	
42	Commence optioneering for Church St & Market Sq.	25.11.09	30.08.10	
67	Materials Palette changes made and document published.	26.03.10	30.06.10	
72	Demolition commences of properties on High Street needed for the Phase 1 Infrastructure.	30.06.10	30.08.10	
76	Commence Recruitment of a Funding Officer to develop a Funding Strategy.	30.04.10	30.06.10	
82	Loading Survey to be undertaken on Market Street/Gloucester Place	30.05.10	30.06.10	
84	Monthly Newsletter on Sheep Street/Silver Street Works – June 2010	18.6.10		
85	Launch of 2020 Vision Document	4.07.10		
86	Monthly Newsletter on Sheep Street/Silver Street & Market Street/Gloucester Place Works – July 2010	19.07.10		
87	Complete Strategic Growth Professional Team Procurement.	23.07.10	30.08.10	
88	Complete Procurement of Land Disposal/Developer Procurement on the High Street	23.07.10	30.08.10	
89	Agree Project Objectives with NCC and Tresham for their relocation.	30.07.10		
90	Monthly Newsletter on Sheep Street/Silver Street & Market Street/Gloucester Place Works – Aug 2010.	19.08.10		
91	Monthly Newsletter on Sheep Street/Silver Street & Market Street/Gloucester Place Works – Sept 2010.	17.09.10		
92	Silver Street/Sheep Street Works completed.	30.9.10		
93	Market Street/Gloucester Place Works commences.	1.10.10		
94	High Street Infrastructure commences.	1.10.10		
95	Croyland Gardens Working Group to meet to discuss revised plans sculptures.	15.06.10		
96	Wellingborough Priorities for the North Northamptonshire Local Investment Plan to Development Committee.	22.06.10		
97	Adoption of the North Northamptonshire Local Investment Plan by Local Authorities.	30.09.10		
98	Clearer Communications Strategy to be developed with MGWSP/NCC for Silver Street/Sheep Street and implemented.	30.06.10		
99	Silver Street/Sheep Street Programme to be amended with MGWSP/NCC to try and shorten the scheme delivery.	30.06.10		

## Achievements this Period (Milestones or Major Tasks Completed)

- 1 Review of Capital Bids for Public Realm and Wellingborough Heritage Grant Initiative.
- 2 Recruitment of a Project Manager commences.
- 3 Public Realm – Croyland Gardens Designs following consultation to Development Committee.
- 4 Heritage Lottery Wellingborough Heritage Grant Initiative bid notification.
- 5 Revised 2020 Vision to Leadership Team & Resources Committee for approval.
- 6 Agreement of the way forward for the Land Disposal/Developer Procurement on the High Street.

7	Monthly Newsletter produced on Sheep Street/Silver Street Works – April & May 2010
8	Commencement of Sheep Street/Silver Street Works
9	Drafted Strategic Growth Professional Procurement documents.
10	Commenced Strategic Growth Professional Team Procurement.
11	Notice given for properties to be demolished on High Street.
12	2020 Vision amended following comments at Resources Committee
13	Croyland Gardens Working Group met to discuss sculptures.

CURRENT ISSUES, CHANGES OR RISKS – REFER TO PROJECT RISK REGISTER FOR DETAIL REV 7: 17/08/09			
1.	<b>RISK – Delay to Tresham relocation stalls next phase of Regeneration.</b> That Tresham cannot find a suitable site for relocation in Wellingborough. <b>MITIGATION</b> –Tresham have confirmed they are happy to discuss an options agreement with BCW and are currently looking for alternative sites for a Skills Centre out of the Town Centre with a presence in the Town Centre for Offices and some teaching facilities, they require relocation by September 2013. BCW to agree Project Objectives with Tresham and NCC.	8 7	amber
2	<b>RISK – Phasing Changes on High Street could reduce viability of remainder of site</b> – the alternative phasing of the High Street site to develop the south of the site first requires GAF funding to be spent on access roads. <b>MITIGATION.</b> All profits from sale of the first development phase must subsidise the development of the north of the site to ensure a viable 'place making' scheme is maintained.	8 8	amber
3.	<b>RISK – Delay to start of first project in Public Realm Scheme.</b> As these projects follow Sheep St/Silver Street delays could occur if the start on site for this project is delayed, further delays may occur due to increased costs for the Public Realm projects. <b>MITIGATION.</b> Ongoing monitoring of the process/costs for the Silver Street/Sheep Street and Public Realm projects with NCC/MGWSP.	8 8	amber
4.	<b>RISK – Delay to High Street developer procurement due to unknown parking strategy.</b> In order to commence the developer procurement process BCW must inform the due diligence process regarding the programme, capacity and delivery of new parking on the site. <b>MITIGATION.</b> Submission of the High Street Parking Strategy to Development Committee in June 2010. Further discussions are needed at a later stage about the funding of replacement Car Parks.	8 8	amber
5.	<b>KEY ISSUE - Procurement for Growth and Development Consultants</b> to be undertaken. <b>MITIGATION</b> Requirements provided by Growth and Development and Capability Assessment completed. 2 <sup>nd</sup> Stage of process to be commenced.		amber

Scheduled Tasks for Next Period Ending 30/6/10	
1	High Street Car Parking Strategy to June Development Committee.
2	Materials Palette changes made and document published.
3	Commence Recruitment of a Funding Officer to develop a Funding Strategy.
4	Loading Survey to be undertaken on Market Street/Gloucester Place
5	Monthly Newsletter on Sheep Street/Silver Street Works – June 2010
6	Croyland Gardens Working Group to meet to discuss revised plans and sculptures.
7	Wellingborough Priorities for the North Northamptonshire Local Investment Plan to Development Committee.
8	Clearer Communications Strategy to be developed with MGWSP/NCC for Silver Street/Sheep Street and implemented.
9	Silver Street/Sheep Street Programme to be amended with MGWSP/NCC to try and shorten the scheme delivery.

### Financial Planning and Fund Management

#### Key Issues

1.	<p><b>KEY ISSUE – Funding Strategy</b> - Co-ordinated capital bid and funding application process requires completion to enable delivery of the SFADG, CAA and Public Realm scheme Phase 2 proposals</p> <p><b>MITIGATION</b> – Recruitment of a Funding Officer to enable development of Funding Strategy aligned to grant initiatives and Further consideration needed on the element of Developer Contributions to allow a complete funding strategy for all town projects.</p>	amber
2.	<p><b>KEY ISSUE – Staff costs and internal staffing forecast.</b> In order to consider match funding within funding application processes, banded internal costs for staff and overhead costs should be forecast. Cost Plan has been developed and being updated on a monthly basis.</p>	amber

### Wellingborough Regeneration Cost Summary

	FUNDING	Funding breakdown		COMMITTED COST	FUNDING DEFICIT/ EXCESS	
		BCW	External			
1	TOWN CENTRE AND AAP	£286,581	£3,286	£283,295	£286,581	£0
2	HIGH STREET CPO (inc Land Assembly)*	£3,095,000	£1,546,000	£1,549,000	£2,622,666	£472,334
3	HIGH STREET REGENERATION	£1,300,000	£300,000	£1,000,000	£1,300,000	£0
4	HIGH STREET DEVELOPER PROCUREMENT**	£60,203	£50,000	£10,203	£29,792	£30,411
5	CHURCH STREET/MARKET SQ	£43,853	£14,062	£29,791	£43,853	£0
6	TRANSPORT	£2,308,825	£58,825	£2,250,000	£2,308,825	£0
7	PUBLIC REALM DELIVERY PROJECTS	£1,804,772	£0	£1,804,772	£1,804,772	£0
8	TRESHAM	£139,225	£3,833	£135,392	£136,538	£2,687

\*Committed sums to be updated once GVD purchases complete

\*\*Further purchase orders to be raised once contracts agreed