

Report of Head of Planning and Local Development

Town Centre Redevelopment - RAG Progress Report

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.
- 1.1 (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

- 2.1 This report gives an overview of the present position of implementation against the Town Centre Project Programme and provides an update on the Regeneration Programme for the Town Centre.

3 Appendices

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

4 Proposed Action:

- 4.1 **The committee is invited to 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 officers 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 will help members to understand the funding resources that will be required to deliver these projects. Currently there are no requirements for funding in the revenue budget proposals for 2012/2013. 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

- 13.1 Steven Wood – Head of Planning and Local Development

14 Consultees

- 14.1 John Udall -Town Centre Project Manager
- 14.2 Victoria Phillipson – Planning Policy and Regeneration Manager
- 14.3 Jennifer Bell – Project Co-ordinator
- 14.4 Amanda Johnson – Project Co-ordinator
- 14.5 Tracey Cave - Accountant

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.

Borough Council Of Wellingborough Town Centre Regeneration Monthly RAG Report



Project Name	Wellingborough Town Centre Regeneration	Month	June 2013
Programme Manager	Victoria Phillipson	Project Number	24886
Project Sponsor	Steven Wood	Status	Amber
<p>Green - No issues. Amber – Project Board can handle any issues. Red – Project Board need input from Development committee or are missing major milestone</p> <p>Reason if status not Green:</p> <ol style="list-style-type: none"> Tresham Institute have decided they wish to redevelop on their current site and are due to submit a bid for a new facility on Church Street to the Skills Funding Association at the end of May 2013. Further discussions ongoing on the detail of this. Further work is needed on the Funding Strategy, as the External Funding Officer has recently left the position is currently being reviewed before recruitment takes place. <p>Project Purpose: The regeneration of the town centre incorporating The High Street, Church Street, Market Square, Public Realm, Transportation Projects and Town Centre Development Sites</p>			

Major Milestones <i>(completed tasks older than 28 days have been deleted)</i>		Target End Date	Actual End Date
184	Report to Resources Committee on the High Street/Jacksons Lane site.	20.03.13	20.3.13
174	High Street/Jacksons Lane Development Agreement Committee Report.	Delayed	
162	Development of draft Funding Strategy.	Delayed	
178	Develop a work programme for the Town Centre Area Action Plan Review.	31.12.13	
135	West Street Public Realm Scheme	31.12.14	
152	High Street Memorial Public Realm Improvements	31.12.13	
153	Rock Street/Short Lane Public Realm Improvements	31.12.14	
154	Buckwell End Public Realm Improvements	31.12.15	
155	Sheep St/London Road Public Realm Improvements	31.12.15	
156	Midland Road/Victoria Road Junction-Public Realm Improvements	31.12.16	
157	Oxford Street/High Street Junction Public Realm Improvements	31.12.15	
158	Springhill (Harrowden Road/Gold Street Public Realm Improvements	31.12.15	
159	Alma Street/Park Road Public Realm Improvements	31.12.16	
160	Salem Lane Public Realm Improvements	31.12.16	
161	Tithe Barn Area – Public Realm Improvements	31.12.14	
178	Market Working Group to continue working with market traders to improve Wellingborough Market	31.12.13	
182	Market Street Declutter Scheme	30.06.13	
183	Potential Market Relocation	30.06.13	
169	ASCA adopted/approved by Secretary of State	30.06.13	
179	Receive completed THI applications from 6 shop owners	31.12.13	
180	Improvements to 3 shop fronts completed	31.12.13	
181	Begin works to 2 critical/priority THI buildings	31.12.13	

Achievements this Period (Milestones or Major Tasks Completed)	
184	Report to Resources Committee on the High Street/Jacksons Lane site.
176	Traditional Skills Bursary made available through Moulton College
180	One planning application submitted for a revised shop front
181	Works commenced on 7 Broad Green (prompted by THI scheme)

CURRENT ISSUES, CHANGES OR RISKS – REFER TO PROJECT RISK REGISTER FOR DETAIL REV 9: AUGUST 2010		
1.	RISK – Delay to Tresham relocation stalls next phase of Regeneration. That Tresham cannot make the redevelopment of their site work. MITIGATION –Tresham have confirmed they are happy to discuss the details of the site with the Council.	7 / 7 amber

Scheduled Tasks for Next Period Ending 31.8.13	
1	Develop a work programme for the Town Centre Area Action Plan Review.
2	Market Street Declutter Scheme
3	ASCA adopted/approved by Secretary of State
4	Potential Market Relocation

Financial Planning and Fund Management		
Key Issues		
1.	KEY ISSUE – Funding Strategy - Co-ordinated capital bid and funding application process requires completion to enable delivery of the SFADG, CAA and Public Realm scheme Phase 2 proposals MITIGATION – Funding Officer has recently left, the position is being reviewed prior to recruitment.	amber
2.	KEY ISSUE – Staff costs and internal staffing forecast. In order to consider match funding within funding application processes, banded internal costs for staff and overhead costs should be forecast. Staff Costs and overheads are available and can be included in any bid or claim as required.	green

Total Project Spend Summary	Capital Funding	External Funding	Total Funding	Total Committed spend	Balance
MSCP Refurbishment	£670,000	£0	£670,000	£46,785	£623,215
Mobile Radio	£500,000	£0	£500,000	£18,475	£481,525
High Street CPO	£324,238	£0	£324,238	£324,238	£0
Dev 2 - Gateway signage	£20,000	£0	£20,000	£940	£19,060
Townscape Heritage Initiative * Budget is for five years	£706,977	£1,425,101	£2,132,078	£151,850	£1,968,228
Total Funding Secured	£2,220,867	£1,413,413	£3,634,279	£542,288	£3,091,991

Acronym	
ASCA	Area of Special Control of Advertisements
TCAAP	Town Centre Area Action Plan
SFADG	Shop Front and Advertisement Design Guide
CAA	Conservation Area Appraisal
THI	Townscape Heritage Initiative

