

Democratic Services

Riverside, Temple Street, Keynsham, Bristol BS31 1LA

Telephone: (01225) 477000 *main switchboard*

Direct Lines - Tel: 01225 394458

Web-site - <http://www.bathnes.gov.uk>

Date: 10th September 2013

E-mail: Democratic_Services@bathnes.gov.uk

To: All Members of the Housing and Major Projects Policy Development and Scrutiny Panel

Councillor Rob Appleyard
Councillor Nathan Hartley
Councillor Steve Hedges
Councillor Brian Simmons
Councillor Gerry Curran
Councillor June Player
Councillor David Veale

Cabinet Member for Sustainable Development: Councillor Ben Stevens

Cabinet Member for Homes & Planning: Councillor Tim Ball

Chief Executive and other appropriate officers

Press and Public

Dear Member

Housing and Major Projects Policy Development and Scrutiny Panel: Tuesday, 17th September, 2013

You are invited to attend a meeting of the **Housing and Major Projects Policy Development and Scrutiny Panel**, to be held on **Tuesday, 17th September, 2013 at 5.30 pm** in the **Council Chamber - Guildhall, Bath**.

The agenda is set out overleaf.

Yours sincerely



Mark Durnford
for Chief Executive

If you need to access this agenda or any of the supporting reports in an alternative accessible format please contact Democratic Services or the relevant report author whose details are listed at the end of each report.

This Agenda and all accompanying reports are printed on recycled paper

NOTES:

- 1. Inspection of Papers:** Any person wishing to inspect minutes, reports, or a list of the background papers relating to any item on this Agenda should contact Mark Durnford who is available by telephoning Bath 01225 394458 or by calling at The Guildhall, Bath (during normal office hours).
- 2. Public Speaking at Meetings:** The Council has a scheme to encourage the public to make their views known at meetings. They may make a statement relevant to what the meeting has power to do. They may also present a petition or a deputation on behalf of a group. Advance notice is required not less than two full working days before the meeting (this means that for meetings held on Wednesdays notice must be received in Democratic Services by 4.30pm the previous Friday)

The public may also ask a question to which a written answer will be given. Questions must be submitted in writing to Democratic Services at least two full working days in advance of the meeting (this means that for meetings held on Wednesdays, notice must be received in Democratic Services by 4.30pm the previous Friday). If an answer cannot be prepared in time for the meeting it will be sent out within five days afterwards. Further details of the scheme can be obtained by contacting Mark Durnford as above.

- 3. Details of Decisions taken at this meeting** can be found in the minutes which will be published as soon as possible after the meeting, and also circulated with the agenda for the next meeting. In the meantime details can be obtained by contacting Mark Durnford as above.

Appendices to reports are available for inspection as follows:-

Public Access points - Riverside - Keynsham, Guildhall - Bath, Hollies - Midsomer Norton, and Bath Central, Keynsham and Midsomer Norton public libraries.

For Councillors and Officers papers may be inspected via Political Group Research Assistants and Group Rooms/Members' Rooms.

- 4. Attendance Register:** Members should sign the Register which will be circulated at the meeting.
- 5. THE APPENDED SUPPORTING DOCUMENTS ARE IDENTIFIED BY AGENDA ITEM NUMBER.**
- 6. Emergency Evacuation Procedure**

When the continuous alarm sounds, you must evacuate the building by one of the designated exits and proceed to the named assembly point. The designated exits are sign-posted.

Arrangements are in place for the safe evacuation of disabled people.

**Housing and Major Projects Policy Development and Scrutiny Panel - Tuesday, 17th
September, 2013**

at 5.30 pm in the Council Chamber - Guildhall, Bath

A G E N D A

1. WELCOME AND INTRODUCTIONS

2. EMERGENCY EVACUATION PROCEDURE

The Chair will draw attention to the emergency evacuation procedure as set out under Note 6.

3. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

4. DECLARATIONS OF INTEREST

At this point in the meeting declarations of interest are received from Members in any of the agenda items under consideration at the meeting. Members are asked to indicate:

(a) The agenda item number in which they have an interest to declare.

(b) The nature of their interest.

(c) Whether their interest is **a disclosable pecuniary interest** or **an other interest**,
(as defined in Part 2, A and B of the Code of Conduct and Rules for Registration of Interests)

Any Member who needs to clarify any matters relating to the declaration of interests is recommended to seek advice from the Council's Monitoring Officer or a member of his staff before the meeting to expedite dealing with the item during the meeting.

5. TO ANNOUNCE ANY URGENT BUSINESS AGREED BY THE CHAIRMAN

6. ITEMS FROM THE PUBLIC OR COUNCILLORS - TO RECEIVE DEPUTATIONS, STATEMENTS, PETITIONS OR QUESTIONS RELATING TO THE BUSINESS OF THIS MEETING

At the time of publication no notifications had been received.

7. MINUTES - 23RD JULY 2013 (Pages 7 - 16)

8. CABINET MEMBER UPDATE

The Cabinet Member(s) will update the Panel on any relevant issues. Panel members may ask questions.

9. LOWER BRISTOL ROAD GYPSY & TRAVELLERS SITE UPDATE

The Cabinet Member for Homes & Planning will give a verbal update on this item.

10. PROJECT DELIVERY UPDATE (Pages 17 - 26)

This is a routine report for an update on Project Delivery activity.

11. LONDON ROAD REGENERATION (Pages 27 - 30)

In June 2012 Cabinet approved the project framework and governance structure for a £750,000 London Road Regeneration Project. This included agreement that the Cabinet Member for Sustainable Development, in consultation with the Strategic Director of Place, would approve individual allocations of the project budget. At the request of the Panel, this report gives an update on the London Road Regeneration Project.

12. COUNCIL LAND AVAILABILITY

To Follow – This report was not available at the time of going to print.

13. PANEL WORKPLAN (Pages 31 - 34)

This report presents the latest workplan for the Panel.

The Committee Administrator for this meeting is Mark Durnford who can be contacted on 01225 394458.

BATH AND NORTH EAST SOMERSET COUNCIL

HOUSING AND MAJOR PROJECTS POLICY DEVELOPMENT AND SCRUTINY PANEL

Tuesday, 23rd July, 2013

Present:- Councillors Rob Appleyard (Chair), Nathan Hartley (Vice-Chair), Brian Simmons, Gerry Curran and Mathew Blankley

Also in attendance: John Wilkinson (Acting Divisional Director for Regeneration Skills and Employment), Massimo Polacco (Senior Project Manager), Samantha Jones (Corporate Policy Manager for Equality), Katherine Coney (Senior Environmental Health Officer) and Emma Bagley (Policy Development & Scrutiny Project Officer)

Cabinet Member for Sustainable Development: Councillor Ben Stevens

1 WELCOME AND INTRODUCTIONS

The Chairman welcomed everyone to the meeting.

2 EMERGENCY EVACUATION PROCEDURE

The Chairman drew attention to the emergency evacuation procedure.

3 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Councillor Steve Hedges and Councillor Tim Ball, Cabinet Member for Homes & Planning had sent their apologies to the Panel.

4 DECLARATIONS OF INTEREST

There were none.

5 TO ANNOUNCE ANY URGENT BUSINESS AGREED BY THE CHAIRMAN

There was none.

6 ITEMS FROM THE PUBLIC OR COUNCILLORS - TO RECEIVE DEPUTATIONS, STATEMENTS, PETITIONS OR QUESTIONS RELATING TO THE BUSINESS OF THIS MEETING

Mr Clarke Osborne, Stanton Wick Action Group made a statement to the Panel on the subject of the Gypsies, Travellers and Travelling Showpeople Site Allocations Development Plan Document. A copy of the statement can be found on the Panel's Minute Book, a summary is set out below.

At the last meeting of the Panel you resolved to a) call on the Cabinet to produce a list of feasible sites, according to the existing criteria and to produce a timeline as

part of their June recommendations and b) to request the Cabinet to ensure that adequate resources are provided to complete the work on this matter properly and expeditiously.

To date we have not seen any evidence of either of the resolutions being accepted by the Cabinet and the communities we represent remain concerned at the continued lack of progress on this most important matter which remains a key element of the emerging Core Strategy.

A number of issues were raised at the last meeting, including;

- Exclusion from the report of the September 2012 Cabinet Resolution to progress a planning application at Lower Bristol Road.
- Delivery timetable not provided, yet there should be sufficient information available for a firm estimate.
- Vague reporting on the site selection criteria now adopted. It is relevant information which should be made available to the Panel.
- No advice on the critical path timetable of the DPD and the Core Strategy examination.

The Chairman asked for the statement to be passed to the Cabinet Member for Homes & Planning to respond.

Mr David Redgewell addressed the Panel. He spoke of how a pedestrian crossing had not yet been put in place near the bus station and how a bus shelter had been recently moved but the appropriate service was still not able to use it. He also stated that the disabled toilets had not been working at the bus station for some months. He called upon B&NES, Multi, Network Rail and First Bus to progress these matters

He also said that a clear transport plan was required to support the Enterprise Area.

Councillor Gerry Curran commented that the issue of the bollards was mentioned at almost every meeting of the Development Control Committee under its update on Major Projects. He added that he was aware that the Chief Executive and the Leader of the Council had also tried to resolve the matter.

Councillor Ben Stevens, Cabinet Member for Sustainable Development replied that he would speak to the Cabinet Member for Transport on these matters.

7 MINUTES - 14TH MAY 2013

The Panel confirmed the minutes of the previous meeting as a true record and they were duly signed by the Chairman.

8 CABINET MEMBER UPDATE

The Senior Environmental Health Officer was present on behalf of the Cabinet Member for Homes & Planning, Councillor Tim Ball.

Housing Services will be seeking a Cabinet decision in September to take enforcement action to recover 1 or 2 high priority empty properties. The properties have been picked after applying the risk rating that the Panel helped formulate.

In addition Housing Services & I am propose to use the Cabinet decision in September to make a minor change to the policy, required due to the localisation of Council Tax Benefit. At present Housing Services prioritise all properties than have been vacant for one year. Due to the changes from Council Tax benefit and the move to the new Council Tax premium this will be changed to 2 years. This change will have a relatively small impact but will mean that resources can be focused on the higher priority properties. In addition an exceptional circumstance clause will still allow us to take enforcement action deal with properties vacant less than 2 years if required.

The new drop-in service that Housing Services has been providing for housing options & advice which replaced the previous booking system, has proved very successful. Support agencies and other partners prefer this approach and last month they were able to offer advice & assistance to twice the number of people that they were seeing under the old system. As a result we are now looking to replicate this drop-in system at the Hollies and in Keynsham.

Councillor Ben Stevens, Cabinet Member for Sustainable Development addressed the Panel. He informed them that the Keynsham Regeneration Project remains on time and on budget and that a key anchor retail development had almost been secured.

He stated that Phase 3 of Bath Western Riverside, Building B17 (55 further affordable homes) had now commenced.

The Chairman thanked them both for their updates.

9 GYPSIES & TRAVELLERS SITES UPDATE

The Cabinet Member for Homes & Planning was not present to deliver his update to the Panel.

10 BOAT DWELLERS AND RIVER TRAVELLERS TASK AND FINISH GROUP REVIEW

Councillor Eleanor Jackson addressed the Panel. A copy of her statement can be found on the Panel's Minute Book, a summary is set out below.

She spoke of how the Task & Finish Group were tasked with considering accommodation needs only, the quality of life for boat dwellers and travellers and the needs of those who are often marginalised from society for other reasons: age, infirmity, being a lone parent and peripatetic lifestyle.

She said that the group tried very hard to balance the positives of life out in the open with perhaps much lower accommodation costs than ashore, and the negatives – poor facilities in commercial moorings, lack of access to healthcare, homecare and

education and constantly being 'moved on' by the Canal & Rivers Trust (CRT), who seemed to have no understanding of equalities issues.

She believed the review was an important step between anecdotal and individual case histories and concrete policies, which is why it is so important to continue the research. She stated that they had uncovered alarming evidence of potential homelessness, with possibly 50-70 families at immediate risk (on the basis of CRT) figures.

To sum up she spoke of the groups aspirations;

- Ask the Council to establish a national standard of good practice,
- Provide proper mooring facilities itself where appropriate and encourage others to do so, especially developers,
- Communicate to boat dwellers what the Council can do for them.

She wished to thank all of the officers who helped with the review, the members of the public who contributed their stories and the review consultant.

The Chairman commented he felt it was an excellent piece of work that straddled across a number of Panel remits.

Councillor Gerry Curran commented with regard to recommendation 1. He stated that any full in-depth study / review on Boat Dwellers and River Travellers within our area should take into account the Council's bio-diversity and use of the river by the general public.

The Chairman commented that the Council should also be mindful of the work of the River Regeneration Trust.

Councillor Dave Laming addressed the Panel. He informed them that he had recently received a letter from the Canal & Rivers Trust that enquired how they could work with the River Regeneration Trust and have a joining of assets. He added that 1,000 residential moorings were required for the area.

Councillor Brian Simmons proposed that the recommendations as printed be passed to the relevant Cabinet Members.

Councillor Gerry Curran seconded the proposal.

The Corporate Policy Manager for Equality stated that as the recommendations were not going to be discussed by the Panel but were being forwarded, as written, to Cabinet, she needed assure herself that the Panel were fully aware of the implications of the report's findings.

The Chairman replied that at this stage it was the Panel's role to make recommendations and was confident of a fuller debate when the decision making element was played out.

Councillor Ben Stevens, Cabinet Member for Sustainable Development suggested that as part of the process officers could be invited to a discussion at informal Cabinet.

Councillor Gerry Curran asked where the figure for 1,000 residential moorings came from.

Councillor Dave Laming replied that the figure came from the Canal & Rivers Trust.

Councillor Brian Simmons asked if a Memorandum of Understanding (MoU) had been agreed with the Canal & Rivers Trust.

Councillor Dave Laming replied that a meeting had been agreed with the Canal & Rivers Trust and that a MoU had been agreed between Wessex Water and the River Regeneration Trust.

11 PROJECT DELIVERY UPDATE

Councillor Eleanor Jackson addressed the Panel on the options for the future use of the Victoria Hall, Radstock. A copy of her statement can be found on the Panel's Minute Book, a summary is set out below.

She stated that two years ago the Major Projects department tried to get the building converted into a business hub on the strength of money allocated in the 2011 budget for economic regeneration in Radstock.

She said that this plan was abandoned in the face of general outrage, channelled by her, and a decision was taken at Cabinet on 11 July 2012 that it should remain in community use with 'meeting rooms, exhibition space and relocation of the town library into the building'. She welcomed the decision and waited for the full results of the public consultation (316 responses) which never came.

She informed them that on 14 November 2012 (Ref E2458) Cabinet authorised the necessary measures to achieve this, following a feasibility study, with the installation of a new lift, and relocation of the library and the sale of the caretaker's house. In December she said that she met the architect with Cllr Crossley and Cllr Bellotti and reminded them that Radstock Town Council were interested in moving back into the library.

She added that refurbishment to this plan would have cost about £875,000 and that she had found two potential purchasers for the library when she was told that community groups would be contacted 'in due course'.

She questioned why Cllr Crossley was mysteriously afflicted with amnesia and declared there was no alternative to the commercialisation of the priceless heritage building.

She acknowledged that a revenue stream from a commercial rent was an attractive proposition, but still felt that Radstock was the loser as the hours of availability and the facilities would be very limited compared with previous use.

She stated that there had been a total absence of any consideration of an Equalities Impact (especially on the young people using the garden, some of whom are

disabled) and it was not right to switch suddenly to a totally different (commercial) plan without reference to the community.

She concluded by requesting the Panel to monitor the project carefully – and for the Cabinet and officers to apologise for the destruction of a unique Victorian interior in the name of progress.

Councillor Gerry Curran asked why new bus shelters were not put in place while the previous work on the High Street, Bath took place.

The Senior Project Manager replied that they were subject to a separate future planning application.

Councillor Mathew Blankley asked if the plans for the extension to the Newbridge Park & Ride were due to be submitted by the end of the month. The Senior Project Manager replied that they were.

Councillor Ben Stevens, Cabinet Member for Sustainable Development commented that the Co-working Hub situated at The Guildhall had 12 businesses currently using the facilities and were aiming to raise that number to 30. He added that a launch event was being planned for September.

12 BATH ENTERPRISE AREA / CITY DEAL

The Acting Divisional Director for Regeneration Skills and Employment gave a presentation to the Panel regarding this item. A copy can be found on the Panel's Minute Book, a summary is set out below.

Policy target to deliver 6,700 new jobs in Bath city centre, most of this growth will be accommodated in the Bath Enterprise Area.

Enterprise Area Key Facts:

Covers 98 hectares

36 hectares of developable land, 25% of which is in Council ownership

65,000sqm of new office space in Bath Central Area

7,000 gross new jobs

£343m of GVA pa

3,600 new homes as contributing to Core Strategy targets

Protection for existing industrial locations at Locksbrook & Brassmill

Main focus for the Creative, ICT, and Financial and Business Services jobs needing new business quarters in and adjoining city centre

Emerging plans include:

New Residential Quarter – already delivering at Bath Riverside

Innovation Quarter – Three sites coming forward aimed at the city's creative and high tech businesses (Bath Quays North (BQN), Bath Quays South (BQS) and Manvers Street)

BQS: Developer interest to deliver creative workspace

BQN: Interest from Dyson Plc to deliver 200ksqm R&D (contribute over 1,300 new jobs and £110m in GVA pa)

BQN: Developer interest from Adapt Properties and Stirling

Manvers Street: Interest from Cubex to provide accommodation to retain BMT in the city

City Gateway – Plans are emerging for Green Park Station and BWR East

Sainsburys: Proposed new supermarket

Pinesgate: Ediston are developing plans

St James West: Plans are being developed to deliver student accommodation

Industrial Quarter – Aimed at the city's high value engineering and manufacturing sector

Roseberry Place: Developer interest to deliver residential/student accommodation on site next to BWR

Twerton Mill: Application for student accommodation

We have a plan to address challenges that includes:

Strategic flood mitigation

Land remediation

Transportation infrastructure

A more detailed strategy is being developed in the Placemaking Plan to enable delivery and secure funding.

Outcomes:

4,200 Homes = £38m in New Homes Bonus over 20 years

9,200 Jobs = £400m uplift in GVA per annum

New Commercial Floor Space under City Deal = Business Rate Uplift (£4.2m per annum uplift, £70.6m over 25years)

For the Council:

Delivery Corporate Policy and Aspirations

Align Council objectives

Greater certainty of income

For the Community:

Certainty of development

Reassurance of what is protected

Opportunity to contribute to shaping their place

For Developers:

Viable development opportunities

A clear vision, with specific design and infrastructure requirements

Reduced risk and greater certainty of delivery

Bath Sites:

Bath at the moment is a collection of sites with no inter-relationship

Brownfield land remediation – 200 years of contamination

Flood mitigation – significant parts of the EA within Flood Zone 3

Roads & bridges – to unify the area without contributing to congestion having regard to the extra 7000 vehicles in B&NES since 2001

Pedestrian routes & public realm – to increase permeability, pedestrian and cycle activity, access to the riverside and social interaction and dwell-time in public spaces

Park & ride expansion / transit routes – to encourage organic modal shift

Funding secured to date

Already secured funding through RIF to deliver:

£5m for flood mitigation works

£2m for pedestrian footbridge

£4m for removal of gasometers

However, further funding is required

Spatial Framework:

The strategy is essential to enable us to compete within the WoE and nationally for scarce Government funding

Example of other areas that have secured funding:

Bristol Temple Quarter Enterprise Zone

£20.9m of Revolving Infrastructure Fund

£2.8m Inward Investment Fund (BIS, HCA)

£11.3m HCA funding

Funding they have applied for include:

£70m for additional transport infrastructure to deliver the 17,000 jobs

£55m station enhancement from Network Rail to deal with capacity as a result of EZ (masterplan to begin in October)

£45m RGF money for Arena

£60m for an Energy masterplan from European Funding

Bristol are looking to appoint a Funding Strategist who will be a dedicated resource to find and apply for funding

Birmingham Enterprise Zone

£450m transformation project

Emphasis on creative industries, digital media, professional and financial services (similar to Bath)

£125m investment raised

Emerging Strategy:

Will pull emerging plans together

Provide planning certainty

Target funding
Provide developer certainty
Ensure delivery

Councillor Gerry Curran asked if he expand more on the term 'planning certainty' as the Council aspiration for sites does not always match up with the owners of those sites.

The Acting Divisional Director for Regeneration Skills and Employment replied that planning was at the heart of their work alongside the Placemaking Plan and the Core Strategy. He added that developers want certainty as much as the Council do so we are working with them to find a fit for our vision.

All nine of the developments sit along the river corridor

£100k been allocated provisionally to deliver River Strategy

A proportion of this could be used to deliver the objectives of the Bath Enterprise Area

Our strategy will be more integrated / aligned with:
River Strategy
Transport Strategy
Environmental Strategy
Connectivity Strategy including Broadband

Growth Incentive deal summary:

Government will:

"Provide a licensed exemption from the effects of the resets and levies of the local government finance system in five Enterprise Areas over 25 years (starting April 2014), enabling the West of England to retain 100% of business rates growth in these areas."

Local authorities will:

"Pool the business rate growth from these five Enterprise Areas alongside that from the existing Enterprise Zone, generating a significant financial contribution to the £1bn West of England Economic Development Fund."

LEP will:

"Deliver a £1bn programme of investment from the Economic Development Fund to unlock and accelerate economic growth in the West of England."

City Deal:

1. The pooled business rates from the EZ and EAs will have three primary calls upon it. To make sure, as far as is reasonably and practically possible, that no individual council is worse off under the growth incentive deal than they would be had it not taken place. To meet the costs of operating the pool and the growth incentive proposition and any contingency for safety nets. (Tier 1)

2. To invest up to £500m in the £1 billion Economic Development Fund, and through it unlocking the infrastructure investment required to generate additional economic growth. (Tier 2)
3. To support each council's budget in meeting some of the additional demographical pressures growth may bring with it to be distributed on a simple formula basis to support revenue pressures - such as in social care, arising from demographic changes. (Tier 3)

Economic Development Fund:

Provides up to £500M to fund projects which accelerate growth in WoE
 Total £1bn of investment with other funding streams e.g. RIF, Transport etc.
 All EDF Projects subject to Governance and Approval by LEP Board
 Subject to availability of funds in the business rate pool
 To Fund Approved Infrastructure and Related Borrowing Costs
 Projects to be put forward by Lead Authority (indicative list being developed)
 Borrowing underwritten by Lead Authority

Delivery Timetable: Needs to be appropriately phased in conjunction with other sites.

Councillor Patrick Anketell-Jones asked what level of stress was being placed upon the Council to achieve the aspirations of the Enterprise Area.

The Acting Divisional Director for Regeneration Skills and Employment replied that a fiscal boundary had been drawn up by the Local Authorities to assess risk and that the figures quoted were conservative.

The Chairman on behalf of the Panel thanked him for his presentation.

13 PANEL WORKPLAN

The Chairman introduced this item to the Panel. He suggested that the reports on Council Land Availability and London Road Regeneration be added to the agenda for the September meeting.

The other members of the Panel agreed with this proposal.

The meeting ended at 7.15 pm

Chair(person)

Date Confirmed and Signed

Prepared by Democratic Services

**Bath & North East
Somerset Council**

Development & Major Projects – Project Delivery

Policy, Development & Scrutiny report

17th September 2013

Development & Major Projects update- Derek Quilter

Document: Housing & Major Projects Report
Page: Page 1 of 9
Meeting Date: 17th September 2013

Council Direct Projects

High Street

- Construction Works Complete & Contractor cleared area
- Street furniture (cycle stands, benches & bollards) remain to be installed in September.
- Bus Shelter installation forms part of BTP shelter programme for installation in 2014.

Children's Services

- **Ralph Allen School Applied Learning Centre**
 - Works now complete and building ready for occupation – practical completion 16th August 2013
 - Soft landscaping works to be delayed until planting season in October 2013
- **St Gregory's & St Mark's Joint 6th Form Centre**
 - Project remains on budget and on programme
 - Highways works due complete 23rd August
 - Furniture, fittings and Equipment installation has commenced
 - Snagging currently underway

- **Weston All Saints Primary School**
 - KS2 classroom & Kitchen extension
 - Planning decision delayed due to highways and road safety issues raised
 - Travel consultant appointed to updated and amend Schools travel plan
 - Travel regulation order and highway improvement works maybe required
 - Planning application likely to go before September committee due to highways issues.
 - Meetings construction have been appointed as the main contractors, start date dependant on being granted planning.
 - Revised start date pending planning decision, target start dated early October, completion March 2014
 - KS1 new classroom block
 - Beard Construction have been appointed to develop the Stage 1 design and firm up their Tender price
 - Pre-planning application feedback received – main concern raised over highways safety and possible road improvement necessary pending approval of a Schools Travel plan.
 - Full planning target submission mission date end September 2013
 - Revised start on site date end February 2014, completion December 2014

Bath Western Riverside

- **Residential occupations**
 - First 100 private residential units now occupied or sold.
 - First 100 affordable units now occupied
 - All shared ownership units are sold
- **Phase 1**
 - Complete
- **Phase 2**
 - 135 Units complete
 - 105 under construction for completions in 2013

- **Phase 3**
 - Building B17 (55 further affordable homes) now commenced for occupations Oct 2014
 - Replacement Destructor Bridge granted consent – Construction will commence in Oct 2013
- **BWR Future Phases**
 - Gas Holder decommissioning has commenced following contracts between B&NES/Crest/Wales & West. Decommissioning will be completed September 2013. Follow on demolition and remediation will take up to a further 2 years.
 - Crest are now progressing to Reserve Matters for all remaining 'secured' land homes (up to 820 units).

Victoria Bridge

- **Permanent works (Phase 3)**
 - Listed Building Consent now granted (with conditions) by the Secretary of State.
 - Main Contractor stage 1 pre-construction services underway.
 - Works commencement envisaged in November 2013.
 - Works completion anticipated mid 2014.
 - It is anticipated that access will be maintained over the bridge for the majority of the works period and a small number of short stoppages of the towpath will be required.

Bath Flood Mitigation

- Project remains on budget and on programme
- B&NES & Environment Agency held a successful Stakeholder introduction workshop 1st August
- Design team working towards a planning application in the Autumn
- Procurement of a Highways Engineer underway to help develop the design and provide technical support

Park & Ride expansion

- **Lansdown**
 - Bus shelter installation delayed pending problems with sub-contractor procurement, waiting BBCCEL revised date
 - Landscaping works to Sports pitch- further topsoil works necessary due to poor surface condition, pending BBCCEL proposal
- **Newbridge**
 - Planning application was submitted on the 26th July 2013
 - Listed building consent application associated with the bridge works currently being compiled
 - Planning Committee date targeting 23rd October 2013
 - Expected start on site mid-January 2014
 - Expected project completion August / September 2014
 - ER Hemming's continue to manage the on-going Environmental works
- **CCTV**
 - Windsor Bridge Road mast installation in progress

Keynsham Regeneration Project

- Project remains on-time and on-budget
- Works to the office frames are progressing as planned
- The Civic Centre structure is progressing as planned
- The car park extension is nearing completion and will be handed over to B&NES in October 2013.
- Public parking on two levels of the refurbished car park will commence in October 2013

Odd Down Playing Fields

- **3G Pitch**
 - Public Consultation undertaken in July
 - Consultations with FA/RFU regarding funding contributions, shared use, size and specification on-going.
 - Planning submission target September 2013
- **Changing Rooms**
 - Design based upon a functional 6 changing room single storey design option, with options for an 8 room changing facility and enhanced community space.
 - Final design solution dependent upon on going funding and layout discussions with governing bodies namely FA/RFU/ECB.
 - Planning submission target September 2013
- **Cycle Track**
 - Works completed and track is now in public use.

Development

- **Former Railway Land, Radstock**

- The application went before the Radstock Town Council on Monday 19th August and was approved.
- Determination of the outline application is targeted for the 23rd October 2013
- The JR period (6 weeks) would expire on the 16th December allowing a commencement of works in the opening weeks of 2014.
- Linden Homes are currently working up a detailed planning application for area 2 and are hoping to make the application imminently.

- **South Road Car Park, Midsomer Norton**

- Marketing commenced in May via an email to supermarkets and developers as a teaser campaign, supplemented with an advert in the Estates Gazette
- Expressions of Interest were gathered and totalled 42
- Tender bids including design proposals were received on 28 June from 5 development companies
- These bids are currently being evaluated and a short list of 3 will be invited in for an interview during September, with the aim to select a preferred bidder in the next 6 weeks.
- Site investigations underway to examine the ground conditions; these have come back and were very positive as to the potential lack of contamination on the site. The Council's contaminated land officer agrees with the recommendations. She has suggested that the Environment Agency review the report and make their comments at this stage.

- **Keynsham K2a**
 - Barratt Homes have been selected as preferred developer.
 - They are finalising designs including undertaking community consultation. Barratt Homes have developed a scheme for pre-application purposes, and are pro-actively engaging with the Council on that scheme through the formal pre-application process.

- **Somerdale**
 - A hybrid (part detail, part outline) planning application for the site was received in May.
 - The detailed part of the application is for 157 dwellings, change of use of Block A for up to 113 apartments. It also covers highway works, social and sports pavilion (new Fry Club), new sports pitches, alterations to factory buildings B and C for employment use (B1) leisure (D2 uses) and retail (A3, A4 and A5 uses).
 - The proposal is currently being considered. Engagement with Taylor Wimpey has continued throughout the process, and the scheme is progressing towards a committee determination likely to be in September, subject to obtaining all of the necessary information.

- **MOD Sites**
 - Warminster Road has been acquired by Warminster Road Developments a consortium comprised of Square Bay, Firmstone Developments and Edward Ware Homes. Robert Adam Architects have been instructed as the Architects. This will progress through the formal pre-application process.
 - Ensleigh has been bought by Spitfire Developments who have identified a development partner. The scheme will be prepared and will engage the Council through the formal pre-application process.
 - Curo attended the URP meeting on the 10th July and their broad concepts for the Foxhill site were warmly welcomed. Curo continue to engage in discussions around the development of the site with the local community and it is understood that these will inform any emerging proposals for the site. In the meantime, Curo are keen to proceed with the demolition of the redundant MOD buildings on site (which are a safety risk) and it is understood that an application for the demolition is expected shortly.
 - Now the purchasers have been announced the detailed timeframes around the prospective development programmes will emerge through early discussions and advice with the developers.

Victoria Hall, Radstock

- Works proceeding to programme and completion of phase 1 was on the 6th September 2013.
- Emery have been very co-operative allowing the tenant access to the site frequently.
- Agreement for Lease was exchanged with the tenant, Sue Hill Dance Ltd, on 13 August 2013 and tenant will occupy phase 1 under licence until practical completion of whole in December when the lease will commence.

This page is intentionally left blank

Bath & North East Somerset Council	
MEETING:	Housing & Major Projects Policy Development and Scrutiny Panel
MEETING DATE:	17 September 2013
TITLE:	London Road Regeneration Project
WARD:	Walcot
AN OPEN PUBLIC ITEM	
List of attachments to this report:	
None.	

1 THE ISSUE

1.1 At the request of the Panel, this report gives an update on the London Road Regeneration Project.

2 RECOMMENDATION

The Housing & Major Projects Panel is asked to:

2.1 Note the contents of the briefing.

3 FINANCIAL IMPLICATIONS

3.1 There are no direct financial implications arising from the contents of this report.

4 THE REPORT

4.1 Background

4.1.1 In June 2012 Cabinet approved the project framework and governance structure for a £750,000 London Road Regeneration Project. This included agreement that the Cabinet Member for Sustainable Development, in consultation with the Strategic Director of Place, would approve individual allocations of the project budget.

4.1.2 In 2013 an additional £250,000 was allocated to the project. This was provisionally allocated in the 2014/15 budget, but has been re-phased for 2013/14 to enable spend in line with the project programme.

4.1.3 In April 2012 the Gateway Group was formed, comprising 13 including local residents, representatives from the local business community and the two ward members. This group proposed two schemes to the project team, a landscaping scheme and a property improvement grant scheme. These schemes were both agreed for progression.

4.2 Landscaping Scheme

4.2.1 Designscape were appointed as landscape designers for the project in July 2012 and conducted a series of workshops with the Gateway Group to ascertain the project priorities. The priorities agreed by the group were: trees and greening streets, realignment of pavement edges, parking provision and arts & banners. Working with these priorities Designscape came up with a masterplan for the area.

4.2.2 Following the allocation of an additional £250,000 of funding, the scope of the scheme was increased to include more work to the northern side of the project area.

4.2.3 The Gateway Group and Cabinet Member supported the initial design and agreed that it should be shown at a public exhibition. The exhibition was held on 26th & 27th July 2013, showing the draft layout of the scheme.

4.2.4 Following the exhibition the design team moved on to detailed design of the scheme, taking into consideration comments received from the Gateway Group and members of the public.

4.2.5 The detailed design is due to be shared with the Gateway Group on 9th September, before being submitted to the Highway Authority for technical approval.

4.2.6 Once technical approval is received a construction programme can be set.

4.3 Property Improvement Grant Scheme

- 4.3.1 The other scheme the Gateway Group wished to progress was a grant scheme enabling property owners to apply for help improving the front of their properties.
- 4.3.2 £200,000 was allocated for the grant scheme, with property owners within the project area being able to apply for a grant of 75% of the cost of works, up to a maximum of £15,000 per property.
- 4.3.3 Initial expressions of interest were invited in March 2013 and following assessment of these by the project team (including input from surveying and listed buildings colleagues) applicants were invited to submit a full application.
- 4.3.4 29 full applications were received and of these grants were offered to 24 properties.
- 4.3.5 As part of the assessment of grant applications careful consideration was given to whether the work fitted within the rules of the capital funding of the project.
- 4.3.6 All listed properties that applied had a pre-app assessment carried out by a listed buildings officer at the cost of the project. Only those that were likely to gain listed buildings consent were offered grants.
- 4.3.7 As part of the terms and conditions of the grant, property owners must complete work and submit invoices to the Council by the end of the 2013/14 financial year.

5 RISK MANAGEMENT

- 5.1 This update report has not been the subject of a formal risk assessment, as it does not involve policy changes or decisions.

6 EQUALITIES

- 6.1 An Equality Impact Assessment has been completed for this project, dated 24 July 2012.

7 CONSULTATION

- 7.1 The Project Team continues to liaise with the community Gateway Group as well as ward members and relevant Cabinet members as part of the project

8 ISSUES TO CONSIDER IN REACHING THE DECISION

- 8.1 This report does not request a decision

9 ADVICE SOUGHT

- 9.1 Advice has not been sought from the usual sources as the report aims to provide an update of the work underway, using previously agreed approaches.

Contact person	Jessica Turner - Project Coordinator, Project Delivery. Tel. 01225 477633
Background papers	London Road Cabinet Report 13 June 2012
Please contact the report author if you need to access this report in an alternative format	

HOUSING AND MAJOR PROJECTS PDS FORWARD PLAN

This Forward Plan lists all the items coming to the Panel over the next few months.

Inevitably, some of the published information may change; Government guidance recognises that the plan is a best assessment, at the time of publication, of anticipated decision making. The online Forward Plan is updated regularly and can be seen on the Council's website at:

<http://democracy.bathnes.gov.uk/mgPlansHome.aspx?bcr=1>

The Forward Plan demonstrates the Council's commitment to openness and participation in decision making. It assists the Panel in planning their input to policy formulation and development, and in reviewing the work of the Cabinet.

Should you wish to make representations, please contact the report author or Mark Dumford, Democratic Services (01225 394458). A formal agenda will be issued 5 clear working days before the meeting.

Agenda papers can be inspected on the Council's website and at the Guildhall (Bath), Hollies (Midsomer Norton), Riverside (Keynsham) and at Bath Central, Keynsham and Midsomer Norton public libraries.

Housing and Major Projects PDS Forward Plan

Bath & North East Somerset Council Anticipated business at future Panel meetings

Ref Date	Decision Maker/s	Title	Report Author Contact	Strategic Director Lead
HOUSING & MAJOR PROJECTS POLICY DEVELOPMENT AND SCRUTINY PANEL - 17TH SEPTEMBER 2013				
17 Sep 2013	HMP PDS	Lower Bristol Road Gypsy & Travellers Site Update	Councillor Tim Ball	Louise Fradd
17 Sep 2013	HMP PDS	Project Delivery Update	Derek Quilter, John Wilkinson Tel: 01225 477739, Tel: 01225 396593	Andrew Pate
17 Sep 2013	HMP PDS	London Road Regeneration	John Wilkinson Tel: 01225 396593	Andrew Pate
17 Sep 2013	HMP PDS	Council Land Availability	Tom McBain Tel: 01225 477806	Andrew Pate
HOUSING & MAJOR PROJECTS POLICY DEVELOPMENT AND SCRUTINY PANEL - 19TH NOVEMBER 2013				
19 Nov 2013	HMP PDS	Core Strategy Update	Simon De Beer Tel: 01225 477616	Louise Fradd
19 Nov 2013	HMP PDS	Curo Update	Graham Sabourn Tel: 01225 477949	Ashley Ayre

Ref Date	Decision Maker/s	Title	Report Author Contact	Strategic Director Lead
Before 20 Sep 2013	Cllr Ben Stevens, Cllr Tim Ball, Cllr David Dixon, Cllr Simon Allen	Boat Dwellers and River Travellers Task and Finish Group Review	Jane Shayler, Emma Bagley Tel: 01225 396120, Tel: 01225 396410	Ashley Ayre
19 Nov 2013	HMP PDS	Project Delivery Update	John Wilkinson, Derek Quilter Tel: 01225 396593, Tel: 01225 477739	Andrew Pate
19 Nov 2013	HMP PDS	Former MoD Sites		Andrew Pate
FUTURE ITEMS				
	HMP PDS	Somer Valley		
	HMP PDS	Bath Western Riverside	Derek Quilter Tel: 01225 477739	Andrew Pate
	HMP PDS	Homesearch Update	Graham Sabourn Tel: 01225 477949	Ashley Ayre
The Forward Plan is administered by DEMOCRATIC SERVICES : Mark Durnford 01225 394458 Democratic_Services@bathnes.gov.uk				

This page is intentionally left blank