

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.

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Background papers	London Road Cabinet Report 13 June 2012
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