

Bath & North East Somerset Council		
MEETING:	Cabinet Paper	
MEETING DATE:	13th June 2012	EXECUTIVE FORWARD PLAN REFERENCE:
		E 2434
TITLE:	London Road Regeneration Update	
WARD:	Walcott	
AN OPEN PUBLIC ITEM		
List of attachments to this report:		
Appendix 1: Red line Boundary, Appendix 2: Governance Structure		

1 THE ISSUE

1.1 The London Road Project has a provisional capital budget allocation of £750,000. The London Road Project Team working closely with the local community, Ward Councillors and Sponsoring Cabinet Member have now created a project framework capable of delivering the objectives of the London Road Scheme. Approval is sought from Cabinet on the project framework and budget to deliver projects within this framework.

2 RECOMMENDATION

The Cabinet are recommended to:

- (1) Approve the project framework and the Governance structure in Appendix 2; and
- (2) Authorise the Strategic Director of Place in consultation with the Cabinet Member for Sustainable Development to approve individual allocations of the budget.

3 FINANCIAL IMPLICATIONS

- 3.1 £750,000 has been included in the 2012 / 13 capital programme for provisional approval subject to approval of a detailed project plan whilst some slippage might be anticipated, this should not extend beyond 31st March 2014
- 3.2 Appropriate revenue funding or the associated borrowing costs have been included within the approved revenue budget.
- 3.3 Where appropriate, the officer costs associated with management and delivery of this project will need to be met from within the £750K capital funding.
- 3.4 Each project element, when brought forward in detail will be reviewed by the Project Initiation Document (PID) Group and Capital Strategy Group (CSG) prior to approval; part of this process will be a robust review of potential revenue consequences of each project element to ensure there is no future commitment to council spend outside of this capital budget.

4 CORPORATE OBJECTIVES

- 4.1 The London Road Regeneration Project meets all three of the Councils objectives. The project puts people and communities first by putting them at the heart of the decision making process. This enables local people to become actively engaged in identifying projects that will make specific, measurable improvements to their environment and **create a neighbourhood in which they are proud to live**. The project will also help **build a stronger economy** through the improvement of physical environment. This will change the perception of, and promote confidence in the London Road area which will in turn attract private sector investment to help resolve a number of the areas longstanding issues which will help **promote independence and positive lives for everyone** in the local community.

5 THE REPORT

Background

- 5.1 The overall objective of the London Road Regeneration scheme was defined through consultation with the community and Ward Councillors. This is to arrest the environmental decline of a major gateway in Bath through initiatives to improve the street scene, encourage property regeneration, improve air quality and attract private sector investment. The outcome will be an improved environment that changes perceptions and facilitates confidence in the area as an area to invest, live and work. The consequential impact will be a positive entry point into Bath further enhancing the City's' reputation as a world class visitor attraction

Description

- 5.2 .The project will identify a series of physical regeneration projects to improve the environment of the area within the red line boundary shown in Appendix 1. Projects will be proposed by a community group created specifically to generate project ideas that will then be assessed by the Council against a set of agreed criteria. Likely projects (based on previous community consultation) include public realm improvements, bringing empty properties back into use, highways improvements and match funded grant schemes to improve buildings.

Project structure

- 5.3 The proposed Governance Structure for the project is illustrated in Appendix 2. This highlights that the new community Group specifically created for this project, 'The Gateway Group' will identify projects the community wish to implement to

improve the London Road area. The membership of the Gateway Group includes 12 members of the local community that represent a cross section of the community that includes business owners and residents. The group also includes the Ward Councillors and is supported by officers from Policy and Partnerships and Development and Major Projects.

- 5.4 The Gateway Group will escalate projects to the Officer Working Group, led by Development and Major Projects. The Officer Working Group will test the feasibility and cost of projects, working closely with officers from different directorates as and when required and dependant on the type of project being reviewed (e.g. Planning, Property services, highways etc.)

Project Assessment

- 5.5 After the feasibility has been assessed and projects have been costed they will then be assessed against a set of criteria that will reflect the overall objectives of the London Road Regeneration Project. The overall objectives and criteria for assessment will be defined by the Gateway Group before being approved by the Sponsoring Cabinet Member in consultation with the Strategic Director of Place. Projects will be tested against these criteria by the Officer Working Group in conjunction with Ward Councillors. Those projects that successfully pass the testing process will then be escalated to the Sponsoring Cabinet Member for Sustainable Development / Strategic Director of Place & Cabinet Member for Resources for approval.
- 5.6 These projects will then be discussed at PID Group and CSG before the Strategic Director of Place in consultation with Cabinet approves individual allocations of the budget.
- 5.7 formally approve individual allocations of the budget
- 5.8 Projects will then be delivered by the lead officer in liaison with the relevant Council departments (dependant on type of project)

6 RISK MANAGEMENT

- 6.1 The report author and Lead Cabinet member have fully reviewed the risk assessment related to the issue and recommendations, in compliance with the Council's decision making risk management guidance.
- 6.2 The Directorate maintains a risk register, updated and reported regularly to Corporate standards, which captures and seeks to mitigate all project and operational risks

7 EQUALITIES

- 7.1 An initial high level Equities Impact Assessment of the intended outcomes of the Project has been undertaken. This highlights no adverse impacts are generated by the scheme and in fact should result in positive impacts.

8 RATIONALE

- 8.1 The project framework and Governance structure recommended to Cabinet ensures the community are at the heart of the decision making process through the Gateway Group and planned communication and consultation with the wider community through a variety of mediums including a dedicated project website. This will ensure the local community are actively involved in shaping their neighbourhood.

8.2 A clear, transparent process has been created in line with audit / procurement legislation to assess projects identified by the Gateway Group. The Corporate Procurement Team will be consulted as part of the wider project management of specific projects (when identified) to ensure due protocol is followed. .

9 OTHER OPTIONS CONSIDERED

9.1 An alternative strategy for London Road would be ‘ top down’ change with the Council identifying physical interventions and then consulting with the local community through the planning process. The chosen approach meets the Councils vision, values and objectives better than this option. Due to the history of the area, previous consultation and the need for continued engagement with the community the chosen option was preferred.

10 CONSULTATION

Ward Councillor; Cabinet members; Staff; Other B&NES Services; Service Users; Local Residents; Community Interest Groups; Stakeholders/Partners; Other Public Sector Bodies;; Section 151 Finance Officer;; Monitoring Officer

10.1 Significant consultation has been undertaken that led directly to the area being designated as a regeneration area. Over 600 residents have provide their views on the physical regeneration of the area working with RE:generate who were procured by the Council to engage with the community and produce a report on their findings. This work identified a variety of priority projects the community would like to see delivered in the area. The community continue to be at the centre of the London Road Project through a community group, the Gateway Group, on which Local Councillors and Council Officers also sit.

11 ISSUES TO CONSIDER IN REACHING THE DECISION

11.1 Social Inclusion; Customer Focus; Sustainability; Property; Corporate; Health & Safety; Impact on Staff; Other Legal Considerations

12 ADVICE SOUGHT

12.1 The Council's Monitoring Officer (Divisional Director – Legal and Democratic Services) and Section 151 Officer (Divisional Director - Finance) have had the opportunity to input to this report and have cleared it for publication.

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Sponsoring Cabinet Member	<i>Councillor Cherry Beath</i>
Background papers	<i>N/A</i>
Please contact the report author if you need to access this report in an alternative format	