

Bath & North East Somerset Council

MEETING/ DECISION MAKER:	Planning, Housing and Economic Development Policy Development & Scrutiny Panel	
MEETING/ DECISION DATE:	1st March 2016	EXECUTIVE FORWARD PLAN REFERENCE:
TITLE:	Bath Enterprise Area Programme Update	
WARD:	All	
AN OPEN PUBLIC ITEM		
List of attachments to this report:		

1 THE ISSUE

- 1.1 This paper presents the policy development and scrutiny panel with updates in relation to the Bath Enterprise Area programme.

2 RECOMMENDATION

- 2.1 The Bath Enterprise Area programme will continue to promote development and regeneration within the Enterprise Area in order to deliver against the Council's ambitions as outlined within the Core Strategy, Placemaking Plan, Economic Strategy and the Council's financial plan.

3 RESOURCE IMPLICATIONS (FINANCE, PROPERTY, PEOPLE)

- 3.1 The Bath Enterprise Area programme has provisional approval within the capital programme as approved by Council in the Feb 2016 budget report. In order to progress the key development focused on the Bath Quays' within the required timeframes, full budget approval will be sought for elements of the programme in 2016/17. This will allow the project team to progress the delivery of the Bath Quays' projects and wider EA schemes in order to meet the Council's objectives in the timeliest manner.
- 3.2 The Bath Quays programme has attracted provisional funding from the City Deal Economic Development Fund (EDF) (£25m), Local Growth Fund (LGF) (£10m) and Cycle City Ambition Fund (CCAF) (c£3.2m).

4 STATUTORY CONSIDERATIONS AND BASIS FOR PROPOSAL

- 4.1 Each individual project within the Bath Enterprise Area programme has its own statutory considerations which are unique to the project and which are considered on a case by case basis. The Bath Quays projects (Bath Quays South, Bath Quays North, Bath Quays Bridge and Bath Quays Waterside) are the focal point for Council led

development within the Enterprise Area and each project has undertaken an Equalities Impact Assessment and has undertaken significant stakeholder engagement – both formal and informal. A wide range of statutory consents have been secured in relation to these projects.

5 THE REPORT

5.1 Bath Enterprise Area update:

(1) Bath Quays Waterside

- Bath Quays Waterside is a strategic flood alleviation project, jointly promoted by both Bath and North East Somerset Council and the Environment Agency. The project seeks to address flood risk posed by the river Avon to the central area of the city. The flood alleviation works will deliver improved flood conveyance, remove flood risk posed to key central development sites and deliver a new riverside park adjacent to the river.
- The Bath Quays Waterside project team has secured the required consents to enable the commencement of the project and the works contractor has been appointed. The contractor is currently in its enablement phase and is undertaking enablement works. Formal construction works will begin in spring and will be complete by the end of 2016.

(2) Bath Quays North

- Bath Quays North is identified within the Council's Placemaking Plan as "the Council's flagship regeneration project; it will be an area that will be transformed into the city's main business location, and will help to redefine the city's economic profile." Proposals foresee the delivery of up to 30,000 sq m of development on the site incorporating a mix of uses, but anchored around a critical mass of modern office development.
- The project team (formed by Council Officers) and supported by an experienced team of Surveyors, have been working to build on the work undertaken within the Enterprise Area Masterplan in order to develop a viable proposition to enable the delivery of the Bath Quays North site in order to realise the Council's ambitions for the site.
- Current proposals for the delivery of Bath Quays North anticipate that the Council will seek to procure a development partner through a formal OJEU procurement. OJEU procurement is deemed appropriate on the basis that the Council is keen to ensure that key project objectives are achieved – these being focused around the delivery of office accommodation and the associated delivery of business rates and job growth. The Council has committed to the delivery of job and business rates growth at a West of England LEP level and, on this basis, has secured programme entry status for up to £25m of City Deal EDF funding to support the delivery of the BQN project.

(3) Bath Quays South

- The Council is engaged in ongoing dialogue with an existing bath business (BMT) with a view to acquiring the former Newark Works site (Bath Quays South.)
- TCN have announced their intention to refurbish the Newark Works building fronting Lower Bristol Road to form creative workspace of around 30,000 sq ft. TCN are an existing operator of creative workspace and successfully operate

several other buildings throughout the UK, including a building adjacent to Bristol Temple Meads.

- A pre-app submission has been received from BMT and their development partner and a detailed planning application is anticipated during 2016.

(4) Bath Quays Bridge

- An international design competition was undertaken to appoint an architect for the Quays bridge following IABSE best practice guidance. A range of high quality proposals were received, with Marc Mimram architects selected as the winning practice by the jury panel.
- A children's competition was also run by the project team and was extremely successful with over 70 entries being received. A set of 'top trumps' cards were produced as a memento for all entrants to the children's competitions and winning entries received a prize, awarded by Marc Mimram at the bridge competition announcement.

(5) Cattlemarket

- Development interest in the Cattlemarket site remains and the Council has received approaches from parties interested in acquiring and developing the site.
- The site is a sensitive and complex redevelopment proposition and the Council is keen to see the comprehensive redevelopment of the wider Cattlemarket/Hilton site. Work is ongoing to consider how best to realise this ambition in an appropriate timeframe and in the context of other redevelopment proposals within the city.

(6) BWR/Sydenham Park

- The Crest Nicholson Western Riverside scheme continues to progress well. The next phase of works will see the delivery of the Studio Egret West residential blocks adjacent to the river and the erection of the replacement to the Destructor Bridge. The bridge is currently expected to be landed in the week preceding the Easter bank holiday.
- The Council continues to engage with other landowners in around BWR and Sydenham Park with a view to promoting the future realisation of the redevelopment of the area.
- The proposals promoted by Ediston in relation to their Pinesgate site were approved by committee on the 10th February 2016.

(7) Bath Press and Roseberry Place

- The Bath Press site has been granted planning permission for a residential led mixed-use scheme incorporating a small element of office accommodation. The Economic Development team are seeking to promote the office space to local office occupiers.
- The Roseberry Place redevelopment has also been granted planning permission for a mixed use scheme incorporating residential, office and local needs retail provision.
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6 RATIONALE

6.1 The delivery of the Bath Enterprise Area programme is key to realising the Council's stated ambitions around job growth and housing delivery.

7 OTHER OPTIONS CONSIDERED

7.1 The Enterprise Area team has considered a wide range of options in relation to the delivery of the Bath Quays' projects. The Bath Quays North project in particular has involved the consideration of several delivery options. Other options have been discounted on the basis that they present risk to the Council in terms of either financial or reputational risk or on the basis that they risk the realisation of the Council's strategic goals on job growth, business rates generation and business retention. The Enterprise area team undertakes continuous option reviews in relation to the delivery of other projects within the Enterprise Area to ensure that emerging proposals are fit for purpose and represent the best option to enable successful delivery.

8 CONSULTATION

8.1 The Divisional Director for Community Regeneration, The Enterprise Area Project Director and the Corporate Finance Manager have been consulted in the preparation of this report.

9 RISK MANAGEMENT

9.1 A risk assessment related to the issue and recommendations has been undertaken, in compliance with the Council's decision making risk management guidance.

Contact person	<i>Richard Marsh, Regeneration team, Community Regeneration</i>
Background papers	<i>N/A</i>
Please contact the report author if you need to access this report in an alternative format	