

Bath & North East Somerset Council

MEETING/ DECISION MAKER:	Cllr Dine Romero, Leader Cllr Paul Crossley, Cabinet Member for Community Services Cllr Neil Butters, Cabinet Member for Transport Services Cllr Joanna Wright, Cabinet Member for Transport Services Cllr Tim Ball, Cabinet Member for Housing, Planning & Economic Development	
MEETING/ DECISION DATE:	On or after 29th August 2020	EXECUTIVE FORWARD PLAN REFERENCE: <i>[Cabinet reports only]</i> E 9999
TITLE:	Keynsham High Street Renewal Programme	
WARD:	Keynsham North, Keynsham South.	
AN OPEN PUBLIC ITEM		
<p>List of attachments to this report:</p> <p>Appendix 1: Grant Offer Letter Historic England;</p> <p>Appendix 2: Keynsham High Street HAZ Delivery Programme;</p> <p>Appendix 3 Keynsham High Street Proposed Schedule of Amendments to HAZ Delivery Plan;</p> <p>Appendix 4: Keynsham High Street Summary Diagram;</p> <p>Appendix 5: Letter of Support from Keynsham Town Council;</p> <p>Appendix 6: Letter confirming WECA funding extension.</p>		

1 THE ISSUE

- 1.1 A regeneration package for a public realm scheme for Keynsham High Street requires revisions to the capital programme to reflect recent additions to funding.

- 1.2 A further £1.1m High Street Heritage Action Zone (HAZ) grant has been awarded by Historic England following consideration of the Council's funding bid. The bid includes a match funding commitment which is funded mainly through WECA grants and other 3rd party contributions as set out in the report.
- 1.3 The report requests revisions to the capital programme to re-align the approved and provisional capital budgets to reflect these recent developments.

The report also requests agreement to formally accept the Historic England grant funding and progress the renewal programme in consultation with local community and business stakeholders.

2 RECOMMENDATION

The Cabinet Member(s) are asked to;

- 2.1 Agree acceptance of the £1.100m High Street Heritage Action Zone grant from Historic England. This requires the submission of a delivery plan before 1st September 2020.**
- 2.2 Fully approve the revised budget of £3.658m for the Keynsham High Street public realm scheme reflecting the inclusion of grant and third-party funding as set out in section 5.**
- 2.3 Note that the Delivery Plan (Appendix 2) includes a masterplanning exercise to assess the evidence and feedback from the current COV-19 High Street access restrictions.**
- 2.4 Note a provisional budget of £150k will reflect future CIL funding for this project considered as part of the CIL allocation in the 2021/22 budget-setting.**

3 THE REPORT

- 3.1 The Historic England Heritage High Street Action Zones (HAZ) Programme is a place-based scheme focusing on market towns and is designed to secure lasting improvements to historic high streets. The scheme will support sustainable economic & cultural growth on and around high streets, enhance local historic character making streets vibrant places. HAZ will do this through physical works to buildings, including repair, reinstatement of lost features and conversion to new uses including residential.
- 3.2 B&NES Council secured HAZ funding following a competitive national grant fund bidding process, both Midsomer Norton and Keynsham High Street schemes were successful. The funding offer letter is included as **Appendix 1**. 69 HAZ schemes have been identified across England, with 10 schemes funded in the South West region.

- 3.3 Contracts with Historic England will be signed at the end of July and an amended delivery plan will be agreed with Historic England by the 1st September. This 4-year programme will be led by B&NES and funds a project officer to oversee delivery.
- 3.4 The scope of the projects included within the HAZ Delivery Plan and funding bids were worked on collaboratively with key stakeholders and letters of support from the Town Clerk and Chairman of the Town Council, churches together and churches in the town centre, the Local History Society, Keynsham in Bloom and walking groups as well as local landlords interested in the shopfront improvement grant scheme
- 3.5 In addition to the HAZ scheme, Phase 1 of the public realm improvements will deliver a one-way public realm scheme for the High Street Core that will create wider pavements, safe cycling, improved pedestrian connections to Memorial Park and car parks. The church spaces that adjoin the High Street will be improved for community use. This phase will also make some improvements to Temple Street and Market Walk and will declutter street furniture and improve multi-modal wayfinding and information across the town centre.
- 3.6 Phase 2 will focus on Upper High Street & Station Road that contain the concentration of historic buildings around St Johns Church. This is likely to cost in the region of £750k and will form part of the Heritage Action Zone funding bid.
- 3.7 Both phases have been reviewed to make sure that they are fit for purpose considering the impact of the full closure of the High Street in response to the Covid 19 restrictions.
- 3.8 Due to the Covid pandemic, there has been a delay in progressing phase 1 and approval has been received from WECA to carry forward spend beyond March 2021 up to 31st December 2021.
- 3.9 The Delivery Plan outlined in Appendix 2 includes a masterplanning exercise (in Year 1, Q3 of the programme) that will assess the evidence and feedback from the current COV-19 High Street access restrictions and if supported, explore options to allow the restrictions to be retained in some form. This will ensure that there is the flexibility in any future designs to allow for High Street access restrictions on specified days for events, on weekends or 7 days a week as necessary to achieve the scheme outcomes

4 STATUTORY CONSIDERATIONS

- 4.1 Elements of the renewal package include improvements to listed buildings and shopfronts within the Conservation Area which is at risk. These aspects may require listed building consent and potentially planning permission/advertising consent, and this will be built into the 4-year project.

4.2 Terms and conditions of government funding including consideration of state aid, best value and competitive tendering etc, form part of the funding agreement between the Council and Historic England and will need to be followed throughout the course of the project.

4.3 Improvements to public space will need to consider equalities impacts and support sustainable development including supporting modal shift towards walking and cycling. Enhancement to green space as part of the project will support biodiversity gains.

5 RESOURCE IMPLICATIONS (FINANCE, PROPERTY, PEOPLE)

5.1 The current approved capital budget for the scheme is £1.743m, with spend of £253k incurred in 2019/20. The total approved capital budget needs to be uplifted to £3.658m to reflect the additional funding that has been secured, with the provisional capital budget revised to £150k to reflect CIL funding which will be requested for approval as part of the 2021/22 budget process. The table below shows the full £3.808m funding for Keynsham High Street Public Realm:

	19/20	20/21	21/22	22/23	Future	Total
Proposed for Approval						
WECA Local Growth Fund/Getting Building Fund	250	1,250				1,500
Historic England Grant				1,100		1,100
WECA Love Our High Streets Grant			425			425
Community Infrastructure Levy (CIL)	3	77	299	21		400
S106		13	180			193
Keynsham Town Council				40		40
Total	253	1,340	904	1,161	0	3,658
Provisional Approval Pending Budget						
Community Infrastructure Levy (CIL)			25	40	85	150
Scheme Total	253	1,340	929	1,201	85	3,808

--	--	--	--	--	--	--

5.2 The Historic England grant provides revenue for a Senior Officer to oversee and deliver the project for the 4-year project period 2020-24.

5.3 A project manager will be appointed to manage the delivery of the Keynsham High Street public realm improvements.

6 RISK MANAGEMENT

6.1 A risk assessment relating to the issue and recommendations has been undertaken, in compliance with the Council's decision-making risk management guidance and are included as appendices. Each project has a project specific risk register.

7 EQUALITIES

7.1 An Equalities Impact of each specific project is undertaken at design stage, and discussions with the Equalities team and other specialists are undertaken as part of the design process.

8 CLIMATE CHANGE

8.1 These projects are underpinned by a consideration of climate change adaptation as they support modal shift by re-orientating streets away from cars towards cycling and walking, by providing cycle parking, by providing additional greening supporting biodiversity and considering the sustainable sourcing of street furniture.

8.2 Air pollution is associated with a number of adverse health impacts. Since the one-way system was introduced in Keynsham in May 2017, there has been a significant reduction in air pollution levels and has brought them back within European health guidelines.

9 OTHER OPTIONS CONSIDERED

9.1 Doing nothing would not secure lasting improvements to the historic high street or support sustainable economic & cultural growth especially following changes that need to be made following the Covid 19 pandemic.

9.2 It is possible that this level of funding would not be available in the future if a decision was made to delay the projects.

10 CONSULTATION

10.1 The Historic England funding has been through two phases of competitive grant applications, both received express support from the Chief Executive of the

Council, Councillors, local business and community groups also wrote letters of support for the project.

10.2 Ward Councillors and Cabinet Members are aware and are supportive of the project in Keynsham and extensive consultation has taken place during the development phase. The delivery plan will be subject to further consultation and engagement as part of the 4- year programme

10.3 The report has been approved by the S151 Officer and Monitoring Officer

Contact person	<i>Lynda Deane/Caroline Lightfoot</i>
Background papers	<i>Equality Impact Assessments Risk Assessments Original design for Keynsham</i>
Please contact the report author if you need to access this report in an alternative format	

for a public realm scheme for Keynsham High Street