

Single Member Cabinet Decision

**Executive
Forward Plan
Reference**

E3340

**Brunel Shed Acquisition & Capital Funding for Radstock
Projects.**

Decision maker/s	Cllr Mark Roper, Cabinet Member for Economic Development, Regeneration and Growth.
The Issue	<p>B&NES Council has been informed by Norton Radstock Regeneration Company (NRR) that they intend to wind up the company imminently. In this eventuality, the company Memorandum of Association states that assets (financial assets and the Brunel Shed building) must be transferred to an organisation with 'similar regeneration objectives'. NRR has completed the redevelopment of former Radstock railway lands to provide a new road layout, commercial space and housing on three areas within the town.</p> <p>NRR has indicated that it has discharged all other liabilities and delivered on all planning conditions except for conditions for the Brunel Shed are due to be discharged prior to occupation of the building.</p> <p>Due diligence is being undertaken to confirm the condition of the building, clarify on legal issues associated with the property title and related holding costs and liabilities.</p>
Decision Date	12th April 2023
The decision	<p>The Cabinet Member agrees that:</p> <p>Proposal 1:</p> <p>Note the intention of Norton Radstock Regeneration Company (NRR), to wind up their company, noting that their legal liabilities, obligations and planning conditions have been mainly fulfilled and thanking NRR Board Members for their work to deliver the regeneration scheme in Radstock;</p> <p>Proposal 2:</p> <p>To approve the acquisition of the Brunel Shed, for £1, and provide agreement in principle, to delegate responsibility to the Director of Regeneration & Housing, in consultation with the Cabinet Member for Resources, the S151 officer and the monitoring officer, to;</p> <ol style="list-style-type: none">a. Resolve the financial terms associated with the acquisition of the Brunel Shed by B&NES Council, to form part of the corporate estate. The property acquisition costs, further legal advice & a full building survey (structural, utilities & environmental) will be funded by NRR remaining budget to be transferred to B&NES.b. Complete the due diligence to confirm the condition of the building and land, legal issues associated with the property title and any related holding costs and liabilities.

	<p>Proposal 3:</p> <p>To fully approve capital budget of £50k funded by third-party contribution to support regeneration projects identified in the forthcoming Radstock Town Centre Regeneration Action Plan, acquisition of the Brunel Shed and potentially including some capital costs associated with the redevelopment of the Brunel Shed and/or Trinity Church.</p> <p>Proposal 4:</p> <p>To fully approve capital budget of £54.5k funded from Changing Places UK Government grant for provision of an accessible toilet in Tom Huyton Park, Radstock. This will be owned by B&NES and managed by Radstock Town Council with B&NES the accountable organisation administering the grant.</p> <p>Proposal 5:</p> <p>To fully approve capital budget of £100k to be grant funded towards capital costs of retrofitting Trinity Church for use as a community hub, to be funded by a strategic CIL provisional budget allocation for 2023/24.</p> <p>In addition, note that we anticipate further capital funding for Trinity Church to be funded by grant from the UK Shared Prosperity Fund for 2023-25.</p>
<p>Rationale for decision</p>	<p>If B&NES does not take on the remaining NRR assets including the Brunel Shed, another party with similar regeneration values would need to be found. An architect has been appointed through the Council's Framework to carry out an assessment of the Brunel Shed testing options for re-use and further due diligence is being carried out on the property Title. With this information B&NES will be in a position to make decisions regarding its future use.</p> <p>Capital funding is available for regeneration projects, a Changing Places toilet for Tom Huyton Park and towards the cost of retrofitting Trinity Church. This is an opportunity to improve Radstock Town Centre with provision of new facilities for the community.</p>
<p>Financial and budget implications</p>	<p>Resource impacts include officer time & technical work legal costs to support this report to date estimated at £20,947.</p> <p>The Brunel Shed has been valued at £50k and approximately £28,000 funds will be transferred.</p> <p>A building survey indicates that the Brunel Shed requires capital investment of at least £273k to make the building fit for occupation. A full building survey (structural, utilities & environmental) will be undertaken which will cost in the region of £5k (will be funded by remaining NRR budget).</p> <p>Annual revenue maintenance is approximately £2-3k per annum (estimated by NRR and will be absorbed within existing service budgets).</p> <p>Further due diligence is required as the title is complex. This legal work will cost in the region of £2k, (funded from the remaining NRR budget).</p> <p>Capital budget implications are the approval of:</p> <ul style="list-style-type: none"> • 50k funded by third-party contribution to support Radstock Town Centre Regeneration projects; • £100k strategic CIL to be grant funded towards capital costs of retrofitting Trinity Church;

	<ul style="list-style-type: none"> £54.5k funded by Changing Places UK Government grant to install a new toilet unit in Tom Huyton Park.
Issues considered	<p>A full EqIA has not been undertaken, as there is no decision proposed to indicate the use of the Brunel Shed other than the currently consented planning use and the winding up of NRR has no identified equalities impacts. Any future proposed change of use of the Brunel Shed would require consideration of equalities duties as part of the design or disposal processes.</p> <p>There benefits of the Changing Places public toilet provision to people with disabilities, and their family, friends and carers is noted – this will have a positive impact and will allow more people to visit and enjoy Radstock town centre and it's amenities.</p>
Consultation undertaken	<p>The Chief Financial Officer and Monitoring Officer have reviewed this report and approved it for a decision.</p> <p>Radstock Town Council and Ward Councillors and Cabinet Members are aware and are supportive of the proposals in this report.</p> <p>Engagement on the emerging Radstock Town Centre Regeneration Action Plan took place in September, October 2022 and February 2023) feedback has informed the Radstock Town Centre Regeneration Action Plan.</p>
How consultation was carried out	<p>Consultation was carried out at events in Radstock Library and on The Street and via online surveys on the Radstock Town council website.</p>
Other options considered	<p>NRR could seek to dispose of the building on the open market or to another organisation with similar aims but there has been no market interest in the building for 10 years and no community groups or similar has made a viable proposal to take on the building.</p> <p>The favoured and remaining option is therefore, subject to due diligence being concluded, the acquisition of the Brunel Shed and transfer of the remaining finances of NRR to Bath & North East Somerset Council. B&NES would then be in a position in future to (i) dispose of the asset on the general market; (ii) retain as a corporate asset or (iii) seek to find a new viable use for the building under lease. Any value generated would be returned to the corporate estate.</p> <p>Not accept third funding for regeneration projects, a Changing Places Toilet or for Trinity Church renovations. This is not a preferred option as the community has identified a need for these facilities and for improvements to the town centre.</p>
Declaration of interest by Cabinet Member(s) for decision:	<p>None</p>
Any conflict of interest declared by anyone who is consulted by a Member taking the	<p>None</p>

decision:	
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Name and Signature of Decision Maker/s	Cllr Mark Roper Cabinet Member for Economic Development, Regeneration and Growth Bath and North East Somerset Council
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Date of Signature	12 April 2023
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Subject to Call-in until 5 Working days have elapsed following publication of the decision