

WHITEHAVEN COASTAL FRINGE

EXECUTIVE MEMBER: Cllr Alan Holliday
LEAD OFFICER: Mike Tichford
REPORT AUTHOR: Brian Kirkbride

Summary: To present proposals in regard to developing Haig Colliery site and Rhodia site as part of a Regeneration Programme to enhance Whitehaven Coastal Fringe.

Recommendation:	<p>That Members agree to the following recommendations:</p> <ol style="list-style-type: none">1) Note the current progress in developing a scheme for the Coastal Fringe and recommended delivery structure.2) Approve the Memorandum of Agreement as detailed in Appendix 1.3) To seek in principal agreement to investigate acquisition of Coastal Fringe land and subsequent transfer to the Land Restoration Trust in the form of a lease term following completion of works.4) The Council seek opt to tax land forming the Coastal Fringe at the relevant time5) The Council develops proposals to procure a project manager and detailed design team in conjunction with English Partnerships.
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Impact on delivering the Corporate Plan: The project will aid Regeneration activity in Whitehaven and help diversify the offer of Tourism/Recreation for Whitehaven.

Impact on other statutory objectives (e.g. crime & disorder, LA21): The project will address areas of Brownfield decline and will provide enhanced public open space.

Financial and human resource implications: In relation to this report Officer time within the Regeneration/Legal and Procurement units will be required whilst procurement costs of the Project Manager/Detailed Design Team will be funded through English Partnerships Programme of Investment for the scheme. Implications for land acquisition and delivery of Capital Schemes will be identified in a further report to the Executive.

Project & Risk Management: English Partnerships have undertaken a detailed option appraisal regarding the site prior to approving funding. A further report will detail the risks associated with Land Acquisition and Capital Works prior to commencement.

Key Decision Status

- **Financial:** N/A
- **Ward:** N/A

Other Ward Implications: None

1. INTRODUCTION

- 1.1 A report detailing the development of the Whitehaven Regeneration Programme was presented to the Executive on 18 October 2005 which detailed progress of the four themed areas:
- Whitehaven Town Centre
 - Pow Beck
 - South Whitehaven Housing and Community
 - Coastal Fringe
- 1.2 The purpose of this report is to update Members on progress of the Coastal Fringe Theme and to seek agreement to Key Actions to drive forward implementation.

2. PROGRESS

- 2.1 A Task Group has been created to drive forward the scheme which consists of the following main stakeholders:

<u>Body</u>	<u>Role</u>
English Partnerships	Funder
Copeland Borough Council	Land Owner and Delivery Body
Land Restoration Trust	Future Land Owner/Leasee
West Lakes Renaissance	Funder
Haig Mining Museum	Land Owner
National Trust	Future Site Management Agent

The basis of the Coastal Fringe Scheme originally focussed upon the Haig Colliery Site which is the focus of investment for English Partnerships. Investment Totalling was agreed by English Partnerships in March 2005.

- 2.2 With the closure of the Rhodia Chemical Plant the opportunity to have a strategic investment programme on both the Rhodia and Haig site is seen as an opportunity to enhance a key area of the Whitehaven coastline.
- 2.3 The strategic review of both sites is also directly linked to the Land Restoration Trusts role in looking at the future maintenance and management of both sites in perpetuity The future maintenance of the sites will be subject to endowments being established by English Partnerships and Rhodia.
- 2.4 The National Trust have expressed a commitment to working with the Land Restoration Trust in being the local management agent for the sites following completion of the Capital Schemes. Community engagement and consultation are currently ongoing by the National Trust in regard to the overall vision and detail of the scheme. A meeting is to be held in June 2006 with Members and other interested parties to review the proposals identified.

3. DELIVERY STRUCTURE

- 3.1 English Partnership have identified a Delivery Structure to work with all partners in implementing the Haig Colliery Scheme. This is detailed in Appendix 2 of the report. Implementation of the Rhodia Scheme will be undertaken in parallel to the Haig Scheme but will be fully implemented by Rhodia. The Council's role on the Rhodia site will be to ensure a strategic approach as well as ensuring compliance with regulatory requirements.
- 3.2 The Community Renewal Manager will be the Council's Lead Officer on the programme although key support will be required from both the Legal, Finance and Procurement Units.
- 3.3 In order to address VAT issues English Partnerships have requested that the Council procure a Project Manager and Detailed Design team. Briefs for procurement of these roles will be finalised and a further report will be presented to the Executive detailing costs/fundings for obtaining these services following issue of funding approval from English Partnerships.

4 MEMORANDUM OF AGREEMENT

- 4.1 A Memorandum of Agreement has been developed by all Stakeholders and is detailed in Appendix 1, endorsement of the agreement is sought from the Council.
- 4.2 The agreement details the principles of working with the Land Restoration Trust and other parties. A further agreement is envisaged between the Council and English Partnerships detailing the funding offer, this will be presented in a future report.

5. COUNCIL'S ROLE

- 5.1 The Council is a key stakeholder in developing the Haig Colliery site. As well as being a major land holder on the site it is envisaged that the Council will be the deliverer and facilitator of a number of key tasks.
- 5.2 The key tasks which the Council is expected to facilitate include:
 - Funding recipient from English Partnerships
 - Land Assembly of the whole site
 - Procurement and management of Project Manager to oversee implementation
 - Procurement and management of detailed design team to tender stage
 - Registering the land for VAT
 - Procurement and management of a contractor to undertake physical site works
 - bankrolling
 - Establishing future maintenance role with Land Restoration Trust
 - Leasing site to Land Restoration Trust in perpetuity
- 5.3 Each of these key tasks have both resource and financial implications for the Council and will be presented in further reports to the Executive.

6. CONCLUSION

- 6.1 This report establishes the principles for partnership working in taking forward Whitehaven Coastal Fringe Development. The first key actions are to establish a working agreement with key stake holders through a Memorandum of Agreement and to secure the Project Manager and detailed design team.
- 6.2 Further reports will be presented to the Executive as detail is developed on the programme.

List of Appendices

Appendix 1 – [Memorandum of Agreement](#)

Appendix 2 – [Delivery Structure](#)

List of Background Documents:

Whitehaven Regeneration Programme – Executive 18.10.05
Economic Appraisal by English Partnership – March 2005

List of Consultees:

Corporate Team, C Nicholson, P Robson, T Magean, C Lloyd, C Boyce, N Dennis