

ALBION SQUARE STAGE 1 - DESIGN CONSULTANTS

EXECUTIVE MEMBER: Councillor Elaine Woodburn – Project Champion

LEAD OFFICER: Julie Betteridge Head of Development Strategy

REPORT AUTHOR: Chris Lloyd Contracts and Property Manager

Summary:

To advise Members on progress of this key regeneration project and continue the progress and development of the project with additional funding.

Recommendation:

Executive is asked to commit and earmark £52,000 from Capital Receipts Reserves to fund the development of the Albion Square project to complete Stage 1 resulting in a detailed design and planning application. The Capital Programme 2009/10 will need to be revised to reflect this increase in approval.

1. INTRODUCTION

- 1.1. A report was considered and approved by Executive in June 2009 to demonstrate the Authority's commitment to the project and to progress the scheme. To date the Council has matched funding from West Lakes Renaissance of £155,000.
- 1.2. Following an extensive process of 155 Expressions of Interest, 35 Pre Qualification Questionnaires and a short list of 7 top national design consortia, the project group have appointed RMJM to develop the design of the scheme. In a parallel process Eversheds have been appointed to undertake the site assembly process.
- 1.3. The work already undertaken by RMJM together with the letting of the CPO contract has been met by the previously approved project budget for phase 1 of this Stage 1 development.

2. ARGUMENT

- 2.1 The Council is leading on Stage 1 of this transformational regeneration project within Whitehaven. We are working with a range of partners to move us through the design stage to making a planning application. A package of associated consultation is in place.

- 2.2 The Council and its partners have now identified the necessary financial commitments needed to advance the scheme which commits the council to additional spend to complete Stage 1 development. This will take the project to the planning stage. Additional funding has been secured from NDA Socio Economic Fund and WLR and a further figure being sought from WLR. Copeland Borough Council as the lead partner advancing the scheme are committed to gap funding this additional spending as detailed in the recommendation.
- 2.3 There are six stages within this project development plan that require resourcing. The Council has been clear in its role to take an early lead including providing a small element of pump priming to progress the scheme and enable the necessary public and private finance to be levered in to deliver future development stages.

3. RECOMMENDATION

- 3.1. Executive are requested to
- a) agree that the Council approve the use of £52,000 from Capital Reserves to contribute to the funding and progression of the project to completion of Stage 1 development. This will be reflected in a revision to the Capital Programme 2009/10.

4. PROJECT MANAGEMENT

- 4.1 The project is being managed in accordance with best practice. The contract has been let with break clauses should, for whatever reason, the project need to be stopped. Similarly stop clauses have also been written in to the legal / CPO contract to reduce risk to the project and partners.

5. FINANCIAL AND HUMAN RESOURCES IMPLICATIONS (INCLUDING SOURCES OF FINANCE)

- 5.1. Appendix 1 sets out the projected spend and resource profile for Stage 1
- 5.2. The funding that is required from the Council is £52,000 to complete Stage 1 development. This is in addition to the previously agreed £155,000 contribution. The Council has levered in £2 private/public investment to each £1 of the Council's investment.
- 5.3. Further report(s) will be presented to executive at the appropriate time and prior to any additional design service expenditure above this level for Stage 1 completion.

6. IMPACT ON CORPORATE PLAN

6.1. The development of Albion Square is a key project within the Whitehaven Regeneration Programme which will assist in meeting the Council's Regeneration and Corporate objective for the transformation of Copeland to deliver a prosperous future.

List of Appendices: Stage 1 Expenditure and Funding Profile

List of Background Documents: None

List of Consultees:

Councillor Elaine Woodburn, Councillor Cath Giel
Corporate Team, Clinton Boyce

CHECKLIST FOR DEALING WITH KEY ISSUES

Please confirm against the issue if the key issues below have been addressed. This can be by either a short narrative or quoting the paragraph number in the report in which it has been covered.

Impact on Crime and Disorder	The design will take advantage of design out crime advice.
Impact on Sustainability	The design will be using current good practice and sustainability guidance in developing the design.
Impact on Rural Proofing	Not Applicable
Health and Safety Implications	A key consideration of the design development.
Impact on Equality and Diversity Issues	The building and public realm will be fully DDA compliant
Children and Young Persons Implications	None
Human Rights Act Implications	None
Monitoring Officer comments	The legal position has been adequately covered in the body of the report
S. 151 Officer comments	There are sufficient resources to fund this increase in expenditure. The revised project expenditure and sources of funding will need to be reflected in the Capital Programme 2009/10.

Is this a Key Decision? Yes

Appendix 1 Albion Square Stage 1 Expenditure and Funding Profile

<i>Costs Breakdown</i>	<i>£</i>	<i>Comment</i>
Physical Development Consultant	376, 580	Fee
CPO Land Agent and Site Investigations	123,000 26,200	Fee (Committed NWDA) (Actual)
Planning Fees	40,000	Budget
Additional Streetscape and Contextual Improvements	41,000	Budget
Additional/ Contingency (incl Fees)	23,220	
TOTAL EXPENDITURE	£631,000	
<i>Funding Breakdown</i>	<i>£</i>	<i>Comment</i>
WLR Phase 1(NWDA)	155,000	Funding letter in place
WLR Phase 1 (additional)	15,000	Revised funding letter
CBC Phase 1	155,000	Agreed June 2009 executive
CBC Phase 1 (additional)	15,000	Requested within this report
WLR Phase 2	155,000	To Sept 09 WCV Board
NDA Phase 2	98,000	Funding letter in place
CBC Phase 2	37,000	Requested within this report
TOTAL FUNDING	630,000	