

CABINET

20th November 2019

Subject: Regeneration Update

Cabinet Member: Councillor Mumford - Regeneration & Business Liaison

1. Purpose of Report

This report is to update Cabinet on progress with current Regeneration initiatives.

2. Links to Council's Priorities and Objectives

The Council's Regeneration initiatives are directly linked to the Council's Housing and Regeneration priority.

3. Recommendations:

- 1. That Cabinet notes the progress underway on the initiatives set-out within this report.**
 - 2. That Cabinet authorises the amount of £160,000 for the demolition of the Crown Public House to be allocated from General Fund reserves for 2019/2020.**
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4. Background

- 4.1 At its meeting on the 17th April 2019, Cabinet approved the renewal of the Castle Point Regeneration Partnership.**
- 4.2 The Regeneration Partnership meets on a quarterly basis, with monthly meetings reserved for urgent matters, to share and report updates from partners on regeneration initiatives underway in the Borough.**

5. Current Updates

Hadleigh Town Centre

- 5.1 A feasibility study regarding the regeneration of the Hadleigh Island site is continuing. Essex County Council (ECC) is working with the Council**

supported by a grant of £84,600 from One Public Estate (OPE) to try to develop a revised development scheme for the Island Site that is financially viable. ECC has recently appointed an architect to support the development of early concepts. Once these initial concepts have been drafted, there is expected to be an iterative process to discuss options to gather feedback to proceed to a final option that aligns viability with other desired outcomes. The initial concepts are expected by the end of December 2019.

- 5.2 Planning approval has been granted to demolish the former Crown Public House on the Hadleigh Island Site subject to resolution of a planning condition requiring clarification on the fencing of the site once demolition is complete (Ref: 19/0415/FULCLC). Options and associated costs for the fencing and associated boundary treatment are being sourced and considered. The procurement process for a suitable contractor to undertake the demolition is underway, which includes consideration to the salvage of heritage items including the ironwork and some stonework as well as the return of the children's artworks. A building heritage record will also be undertaken prior to demolition. Works are expected to commence within the next three months.
- 5.3 A proposed contractor to oversee the works has been identified from the Braintree Procurement Framework (Framework Agreement Reference: PROC15-0132). The contractor is listed for the appropriate Lots 3 (Building Surveying), Lot 5 (Quantity Surveying) and Lot 6 (CDM Project Coordination). The estimated order of cost for the scheme is expected to be a maximum of £160,000 which includes:
- Disconnection of services and capping off
 - R&D Asbestos Survey
 - Demolishment and clearing of debris from site
 - Infilling of the basement
 - Reinstatement and renewal where necessary of hoardings and security fencing around the site, including reusable mesh fencing for the front and back of the site area.
 - Temporary tarmac surface to the cleared area (building footprint only)
 - Building surveying services, quantity surveying services and principal designer services
 - Creation of a Heritage Building Recording and salvage of worthy historic features

The estimated order of cost includes a contingency allowance for abnormal or unexpected costs. Actual costs will be dependent upon the completion of a formal tender process for the demolition works.

- 5.4 Therefore, it is recommended that £160,000 be added to the Capital Programme for 2019/20.

- 5.5 Essex County Council are proposing a sequence of works along London Road. The initial works will involve the creation of a new in/out access at Morrisons followed by highway resurfacing works which are expected to be undertaken in April/May 2020 and form part of ECC Highway's annual works programme. Planning is also underway for a public realm scheme along London Road which will include renewing the paving and changes to the current bus shelter locations to improve pedestrian and traffic flows. Initial designs have been created and are currently being costed. The public realm works are being funded with £425,000 arising from Section 106 agreements that formed part of the Morrisons' development in 2011. The elapsed time since the agreement was created and subsequent inflation has resulted in a reduced scope of works from that originally anticipated. Works associated with the public realm scheme are expected to commence in June 2020 and last approximately eight weeks.

Canvey Island

Canvey Seafront

- 5.6 The implementation of a scheme at Thorney Bay supported by £1.52 million funding from the Coastal Communities Fund is progressing to plan. Detailed designs have been developed in consultation with the Canvey Island Coastal Communities Team and a planning application has been submitted. The planning application is expected to be determined in December 2019. We are currently undertaking soft market testing to review and clarify further details on the commercial elements of the project. The next stage of the scheme will involve preparing tender documentation for the construction works. Construction is expected to start in May 2020.
- 5.7 The Environment Agency's development of a business case to support the revetment works at Canvey Seafront has continued with completion of investigative works along shoreline. The revetment works are likely to impact the pathway on the landward side of the seawall which will impact the proposed pathway elements of the scheme at Thorney Bay. This is being closely monitored via on-going communication with the Environment Agency.
- 5.8 Essex County Council are progressing with their Coastal Communities Funded project called the 'Essex Path to Prosperity'. The current focus for the project is developing wayfinding maps, signage and associated markers to support the visitor economy in Essex. CPBC has been supporting the ECC team by providing details of key locations as requested. The project is due for completion in March 2021.

Canvey Town Centre

- 5.9 Completion of the purchase of the Knightswick Centre took place as planned on the 31st October. Montagu Evans are undertaking day-to-day management of the centre following completion.

Canvey Island General

- 5.10 At its meeting on the 18th September 2019, Cabinet approved the establishment of a Canvey Town Centre and Seafront Working Group to support the regeneration of Canvey. Progress to establish the group is underway with the development of a framework and terms of reference. The Working Group will oversee the preparation of master plans for the Town Centre and Seafront, including their adoption as Supplementary Planning Documents and the preparation of a delivery action plan.

Business Support and Inward Investment

- 5.11 The Castle Point Business Forum took place on 13th November 2019, a very successful event attracting over 60 representatives from local businesses and associated organisations. The theme for the event was 'Productivity and Business Growth' with presentations on topics including South Essex 20250, a Castle Point Regeneration Update, Economic Development in Essex, and Supporting Businesses in Essex. The event also launched the Annual Mayor's Award 2020.
- 5.12 The BEST Growth Hub continue to provide business support to businesses in the Borough. At the current time, BEST is helping to co-ordinate the support available for businesses to respond to the implications of Brexit.

Communications

- 5.13 The application for funding for the Local Full Fibre Network (LFFN) project led by Thurrock Council continues to progress through the application gateways set by the Department for Digital, Culture, Media and Sport. The project proposal which will see £4.3 million invested into the network to support public sector premises and facilities, was recently approved at Gateway B and is expected to attempt the final gateway, Gateway C, by the end of October. Gateway C is the final gateway and successful completion will result in approval of the grant funding which will see a number of public sites in Castle Point upgraded to fibre connectivity.
- 5.14 There are currently approximately 17 sites identified within Castle Point Borough as potential recipient sites for the LFFN, including the main Council Offices, housing schemes, CCTV facilities and leisure facilities (although these sites are subject to on-going review). A private contractor will install the infrastructure, and this will significantly increase connectivity at these important sites.

Town Centre Markets

- 5.15 The Go Trade town centre markets project continues, supported by Interreg funding. Matters associated with the acquisition of the Knightswick Centre by the Council mean that a market for Canvey Island is now planned for Spring 2020. A market operator has been shortlisted to provide the new markets. Market research suggests that there is strong demand and support from shoppers and retailers. Options are still be considered for a market in Hadleigh.

6. Corporate Implications

(a) Financial Implications

The Council estimates the total cost of the scheme to demolish the Crown Public House to be in the order of £160,000. This includes a contingency to allow for abnormal and unexpected costs. It should be noted that the final amount for demolition costs will be dependent upon the outcome of a formal tender process for the demolition works.

Where there are financial implications for other Regeneration projects, these are considered in separate reports for each project as required, including details of where funding is being provided by ECC, CPBC or other sources.

(b) Legal Implications

Any development proposals, contracts and expenditure mentioned in this report are and will be taken forward in accordance with Council procedures.

(c) Human Resources and Equality Implications

None.

(d) IT and Asset Management Implications

Asset Management implications are set out in the report.

7. Timescale for implementation and Risk Factors

Timescales are agreed as part of the planning for each project and form part of the overall programme being developed by the Regeneration Partnership.

8. Background Papers

None

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