

# Cheltenham Borough Council

## Cabinet – 12<sup>th</sup> March 2013

### Cheltenham Development Task Force Business Plan 2013 -2015

<b>Accountable member</b>	<b>Councillor Andrew McKinlay</b>
<b>Accountable officer</b>	<b>Grahame Lewis</b>
<b>Ward(s) affected</b>	<b>All</b>
<b>Key Decision</b>	<b>No</b>
<b>Executive summary</b>	<p>The initial business plan for the Cheltenham Development Task Force was set for a 3 year time horizon. That period has now elapsed and following a review of progress a further business plan has been developed with new delivery targets.</p> <p>As the Task Force is purely an advisory body, the targets are predicated upon resources (capital and revenue) being available from founding partners. The targets thus need formal consideration and ratification from Cabinet.</p>
<b>Recommendations</b>	<p><b>That Cabinet:</b></p> <ol style="list-style-type: none"><li><b>1. note the successful progress made by the Task Force since it's inception</b></li><li><b>2. Support the continuation of the Task Force</b></li><li><b>3. Support the new Business Plan for the next 3 year period subject to funds being approved by full Council in due course.</b></li></ol>

<p><b>Financial implications</b></p>	<p>The council has worked with the Managing Director of the Cheltenham Development Task Force to ensure that the various projects and funding streams are co-ordinated.</p> <p>The council used money set aside in the 'civic pride' reserve to support the delivery vehicle itself (staffing and supplies and services costs), development site preparation and marketing costs and funding for public realm improvements. This reserve is sufficient to fund expenditure in 2013/14 leaving £11k at 31<sup>st</sup> March 2014.</p> <p>The council is currently developing a capital strategy which captures the wider aspirations for the investment in the town's infrastructure (public buildings and public realm). This will be aligned to include the specific projects / targets outlined in section 7. It will quantify capital receipts available and consider other potential funding sources to meet the investment aspirations.</p> <p>Further approvals (full Council / Cabinet / Lead Member as appropriate) will be required to secure future funding streams to support the ongoing cost of the CDTF itself and deliver the business plan.</p> <p><b>Contact officer: Mark Sheldon, Director of Resources, <a href="mailto:mark.sheldon@cheltenham.gov.uk">mark.sheldon@cheltenham.gov.uk</a>, 01242 264123</b></p>
<p><b>Legal implications</b></p>	<p>There are no direct legal implications arising out of this report. However, a number of the actions in the business plan are for Cheltenham Borough Council to implement. These projects may involve legal issues and the particular legal implications of these will be addressed in detail at such time as specific issues are brought before Cabinet, or the Lead Member as appropriate, for approval.</p> <p><b>Contact officer: Donna Ruck, Solicitor OneLegal, <a href="mailto:donna.ruck@tewkesbury.gov.uk">donna.ruck@tewkesbury.gov.uk</a>, 01684 272696 or 01242 774929</b></p>
<p><b>HR implications (including learning and organisational development)</b></p>	<p>No direct HR implications arising from this report.</p> <p><b>Contact officer: Julie McCarthy, GO Shared Service Human Resources Manager (West) <a href="mailto:julie.mccarthy@cheltenham.gov.uk">julie.mccarthy@cheltenham.gov.uk</a>, 01242 264355</b></p>
<p><b>Corporate and community plan Implications</b></p>	<p>The work of Cheltenham Development Task Force supports our objectives to enhance and protect our environment and to strengthen our economy and the two following outcomes:</p> <ul style="list-style-type: none"> <li>▪ Cheltenham's natural and built environment is enhanced and protected</li> <li>▪ Cheltenham has a strong and sustainable economy</li> </ul>
<p><b>Environmental and climate change implications</b></p>	<p>The Business Plan assumes the delivery of the Local Sustainable Transport Fund by GCC as a party to the Development Task Force.</p>

<b>Property/Asset Implications</b>	Fully appraised of the implications and supportive of the approach being adopted.  <b>Contact officer: David Roberts, Head of Property &amp; Asset Management</b> <b><u><a href="mailto:david.roberts@cheltenham.gov.uk">david.roberts@cheltenham.gov.uk</a></u></b> <b>01242 264151</b>
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## 1. Background

- 1.1** The Cheltenham Development Task Force was established on 4<sup>th</sup> January 2010 with an initial 3 year time horizon. Whilst it was clearly challenging to establish a regeneration body in the depths of a recession, this decision by the Council to confront the challenges head-on has clearly paid dividends, as the Task Force has made significant strides. Key activities have included engendering a consensus over site priorities, promoting stagnant sites with considerable success; re-engaging developers and investors, delivering projects through joint working with local partners and stakeholders; all of which have assisted in maintaining the town's profile, such that comparatively Cheltenham is performing well in this difficult period compared with others.
- 1.2** The Task Force has contributed to enhancing economic benefit for the town, delivering housing numbers and encouraging sustainability through the delivery of some key projects including:
- The Midwinter site – a housing development of 172 units (of which 40% are affordable) which had stalled but is now on site with phase 1.
  - Working with GCC to secure Local Sustainable Transport Funding from Dept of Transport. This will allow a wide range of activities including travel planning, pedestrian way-finding, cycle improvements, public transport improvements and junction improvements. An outcome of these actions could be fundamental changes to Boots Corner to create a pedestrianised area through which buses pass but also a newly defined civic space. GCC are anticipating starting public consultation in May /June 2013.
  - Brewery phase 2. This scheme secured planning in July 2012 and the Task Force are working with the developers on bringing this complex scheme, which will radically improve Brewery/High Street connectivity, to fruition. Subject to finalising existing shop relocations it is hoped that a start on site will be either late 2013 or early 2014.
  - North Place & Portland Street. Having identified a preferred bidder supported by Council in a record breaking 9 months the scheme was supported by the Planning Committee on 21/02/13. Works are anticipated in 2013 and the site will yield 143 housing units (of which 40% will be affordable), a public space, bus node, 600 space car park and town centre foodstore.
  - Public Realm improvements. Working with GCC major enhancements have taken place on the Eastern Promenade and further works are scheduled for the Western Promenade starting in April 2013. Further phases are planned including upgrades to the existing pedestrianised Promenade and connections through to Boots Corner.
  - Promoting holistic redevelopment of Albion Street block. It is understood that this blighted site is close to being in single ownership which will provide the opportunity for a complete redevelopment.
  - Royal Well and Municipal Offices. Preparations have been made to explore future uses of this key commercial site subject to CBC identifying suitable alternative accommodation.
  - St. Mary's. A key site central to significant developments – Brewery, Art Gallery & Museum and Boots Corner – which provides an opportunity to create a more welcoming environment through improved connectivity. With its new Minster status, the diocese has been actively engaged in planning improvements to the church surroundings.
- 1.3** Funding for schemes being promoted and delivered by the Task Force has been derived from a mixture of sources including the original Civic Pride budget, initial funding from partners, property disposals and targeted funds such as LSTF.

**1.4** In order to maintain the momentum a further planning and delivery period is envisaged. This has been considered at the Task Force meetings of 12<sup>th</sup> October 2012 when the draft Business Plan was considered and also on the 25<sup>th</sup> January 2013 when the Task Force endorsed the following recommendations:

- To recognise progress to date and the contribution of members and partners.
- To adopt the Business Plan as set out (attached at Appendix 1) recognising the need for CBC and GCC capital strategies to align with the targets set out in section 7.0 (of that Business Plan) as far as is practicable.
- To consider opportunities to strengthen or formalise links with the Local Enterprise Partnership (LEP) and others, thus enabling the Task Force to align with emerging LEP growth targets.
- To revisit this plan on a regular basis and report back to Cabinet on progress.

**1.5** Please refer to the Business Plan attached at Appendix 1.

## **2. Reasons for recommendations**

**2.1** This business plan now requires Cabinet consideration and endorsement to provide legitimacy, given that the Cheltenham Development Task Force is purely an advisory body.

## **3. Alternative options considered**

**3.1** The Task Force was set up with full Council backing to assist in the delivery of projects formerly badged under the Civic Pride programme. It has delivered the initial targets and continues to play a significant role in promoting the town and bringing forward key development sites. On this basis no alternative option has been considered.

<b>Report author</b>	<b>Contact officer: Grahame Lewis, Executive Director</b> <b>grahame.lewis@cheltenham.gov.uk,</b>  <b>01242 264312</b>
<b>Appendices</b>	1. Business Plan