

## **REGENERATION, COMMUNITY AND CULTURE OVERVIEW AND SCRUTINY COMMITTEE**

**18 MARCH 2010**

### **REGENERATION FRAMEWORK 2009 SIX MONTH PROGRESS REPORT**

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#### **Summary**

The Regeneration Framework is the strategic document that explains the priorities for regeneration, the vision for Medway of 2016 and the actions required to get there. Progress against priorities is reported annually to Scrutiny Committee. Members requested an interim update on project progress in Chatham and Gillingham and progress is covered in this report.

#### **1 Budget and Policy Framework**

- 1.1 This is a report on progress for Members to consider and comment on and is within the policy framework.
- 1.2 The relevant LAA targets, for the regeneration programme are:
  - NI.154 "Net additional homes provided"
  - NI.155 "No. affordable homes delivered"
  - NI.156 "Nos of households living in temporary accommodation"
  - NI186 "per capita Co2 emissions in the local authority area"
  - NI.191 "Kgs of residual household waste per household"

#### **2 Background**

- 2.1 In October 2006 Medway Council adopted the Medway Regeneration Framework as a framework to provide the strategic context and the priority actions, which address the challenges facing Medway. The 2016 timescale reflects the funding periods that Department of Communities and Local Government (DCLG) were working to. The priorities flow from Medway's Community Plan and are developed within the strategic context of the region and sub region and national aspirations for the Thames Gateway.

- 2.2 The town centres are highlighted as priorities in the Regeneration Framework and over the last six months there has been considerable activity in both Chatham and Gillingham.
- 2.3 Medway Renaissance has continued to work in partnership with the Homes and Communities Agency (previously the Department for Communities and Local Government) and the Regeneration Framework has been used as the programme for current and future funding allocations.

### **3 Progress**

- 3.1 The work of Medway Renaissance is guided by the Medway Renaissance Partnership who receive regular reports on progress. Progress on Chatham projects is reported to a cross party Chatham Members board
- 3.2 Funding is allocated from the Homes and Communities Agency (HCA). Over the current Comprehensive Spending Review period approximately £73 million funding has been allocated for regeneration activity and Medway Renaissance will continue to monitor progress both for projects it is directly delivering and partner projects. Medway Renaissance is directly delivering activity in Strood, Rochester, Gillingham and Chatham and there are transport-focused projects at the A228, Gillingham Station, and on Public Transport routes and The Great Lines Heritage Park £2.3 million. Medway Park was allocated £5 million (from HCA) in 2007 and this activity is included in the programme.

### **4 Chatham Projects**

#### **4.1 Phase 2 Road Scheme - work completed**

##### **4.1.1 Acquisitions.**

The following properties have now been acquired:

Old Union Yard (car sales site)

Pentagon Service Station

85 & 87 The Brook

97-99 The Brook

Full Council has also resolved to make a Compulsory Purchase Order (CPO) in order that required properties can be acquired by CPO if the Council is unsuccessful in acquiring them by agreement.

##### **4.1.2 Planning.**

Planning permission for the majority of the phase 2 works on Union Street and the Brook was granted in July 2009. Some of the phase 2 works on the Brook in the vicinity of the bus station (Whiffens Avenue to Dock Road) are included in the application for the bus station, which was approved on 27 January 2010.

Pre-commencement conditions relating to the Union Street works have now been discharged.

#### 4.1.3 Flyover Demolition and bus route construction.

Construction of the temporary bus route was completed on schedule at the end of June. The flyover closed to general traffic on 29 June 2009 and the central span over the High Street was demolished as planned on 11 and 12 July 2009. Demolition of the flyover is complete and the new route is now being constructed, and is close to completion. There has been a short delay to the works due to the need to slightly amend the kerb alignment on Waterfront Way to increase the number of bus stops that could be accommodated there due to the redesign of the Dynamic Bus Facility and due to adverse weather conditions during December and January.

A competition to name the new route was held and the winning entry chosen was “ Waterfront Way” from a shortlist of nine entries selected by the Regeneration Ambassadors from over 300 entries received.

#### 4.1.4 Union Street

Detailed design work is complete. Site investigations have been completed. The tender exercise is complete and the tender assessment has been received. A Gateway 3 report has now been considered and approved by Cabinet. Breheny have been appointed under a letter of intent pending the completion of the acquisition of the Gala Bingo land. Southern Gas diversions in preparation for the main works have been completed. These were undertaken earlier than originally planned to enable Southern Gas to change the timing of other works so that they do not coincide with the Brook improvement works. Pre-commencement conditions have been discharged.

#### 4.1.5 The Brook

The Brook and Queen Street development design teams have met to ensure proposals for the two schemes are compatible and complementary. Ground investigations have been completed.

### 4.2 Phase 2 Road Scheme - work in progress

#### 4.2.1 Acquisitions.

Negotiations continue with Southern Water, Trillium and MHS Homes for their sites on the Brook. Officers are very close to agreeing terms with MHS and they are progressing well with the relocation of their tenants from the site, four out of six tenants have been relocated. All land acquisitions are targeted for completion by end of March 2010, with the exception of the Gala Bingo land which is required for the Union Street works, and where completion is imminent.

#### 4.2.2 Planning.

Discharge of planning conditions for both the Union Street works and the Brook continues.

#### 4.2.3 Flyover Demolition and Bus Route Construction.

The construction of the new bus route is due to be completed soon, at which time the temporary route will be closed and the High Street reinstatement works will commence. Contractors are currently behind programme due to adverse weather conditions affecting progress. Work has started on the public crossing with the High Street.

#### 4.2.4 Union Street

Detailed hard and soft landscaping proposals are being finalised for submission to planning to discharge planning conditions. Trees due for removal for the works will be removed by the end of February. The programme for start of construction is being revised to take account of delays in land acquisition.

#### 4.2.5 The Brook

Detailed design work continues and landscape architects will be appointed shortly to contribute to this work.

#### 4.3 Development Briefs – work completed

- 4.3.1 The Chatham Centre and Waterfront Development Brief was adopted August 2008 and printed copies have been widely distributed. An eight page summary of the document was produced in February 2009 and is available free of charge. Both documents are available free of charge on the Council's website.

Summary:

[http://www.medway.gov.uk/chatham\\_centre\\_and\\_waterfront\\_dev\\_brief\\_summary\\_leaflet-2.pdf](http://www.medway.gov.uk/chatham_centre_and_waterfront_dev_brief_summary_leaflet-2.pdf)

Full document:

[http://www.medway.gov.uk/chatham\\_centre\\_and\\_waterfront\\_dev\\_brief.pdf](http://www.medway.gov.uk/chatham_centre_and_waterfront_dev_brief.pdf)

- 4.3.2 Masterplanners have been appointed for the two new masterplan areas (High Street/Best Street area, and of the Gun Wharf area). A steering group of Council officers has been formed to oversee the process. The first meeting of the officer steering group took place on 31 July. Stakeholder consultation was undertaken in late October, in order to enable development of options for discussion.

- 4.3.3 Draft masterplans have been produced.

#### 4.4 Development Briefs – work in progress

4.4.1 The consultation draft Gun Wharf masterplan was considered by Cabinet on 16 February and public consultation runs 1 March – 12 April 2010.

4.4.2 There are more complex issues to resolve with the High Street/Best Street masterplan and this will be the subject of a later consultation.

#### 4.5 Dynamic Bus Facility – work completed

4.5.1 Cabinet approval for bus station location was given June 2008. The planning application was prepared and submitted in March 2009. The planning application included the whole of the area of the Paddock and Military Road, providing details of the new landscaped area, including the extension to the Paddock and the public square outside of the Pentagon Centre. It will provide an improved public realm, better pedestrian routes to the bus facility and the waterfront, and the planting of additional trees to replace those lost through the location of the bus facility

4.5.2 Notices have been served on Marriage Care and Relate and the Council now has vacant possession of the White House. Design of the bus station has progressed to Royal Institute of British Architects (RIBA) detail design stage E, incorporating relocated station management and driver facilities. A specification has been developed for a telematics system to provide a dynamic operating system and interface with real time passenger information system

4.5.3 The Planning Committee site visit took place on 4 August 2009 and the application considered at committee on 12 August 2009 and deferred.

4.5.4 A revised scheme was the subject of a new planning application submitted on 7 December and this was approved by the Planning Committee on 27 January 2010.

4.5.5 A Gateway 1 report has been considered by the Procurement Board and Cabinet and approval has been confirmed for procurement of a contractor using the IESE (Improvement & Efficiency South East) framework.

4.5.6 A shortlisting and tendering exercise and interviews took place in December and Morgan Ashurst has been appointed for the pre-construction phase and the enabling works. Ground investigations have been completed, the Stage E design package has been received and notice has been served on the occupants of the White House.

#### 4.6 Dynamic Bus Facility – work in progress

4.6.1 Liaison has taken place with bus operators regarding internal layout of the White House and Information Centre.

4.6.2 Submissions for the discharge of pre-commencement planning conditions are being prepared. The appropriation of open space notice was published and the decision letter has been issued.

#### 4.7 Chatham Waterfront - work completed

4.7.1 A Rats Bay Pumping Station Options study has been completed.

4.7.2 Medway Street Interceptor sewer design options have been completed.

4.7.3 A design workshop has been held with Members and planning on Waterfront proposals by John Lyall Architects on behalf of A2 Dominion Housing Group. John Lyall Architects revised feasibility options have also been completed.

#### 4.8 Chatham Waterfront - work in progress

4.8.1 Officers are continuing discussions with A2 Dominion Housing Group, one of the key landowners on Chatham Waterfront, and are hopeful of agreeing a joint approach to the development of the waterfront sites which accords with the masterplan principles. Draft “Heads of Terms“ have been received. Discussions are taking place regarding the proposed revised scheme.

4.8.2 Land ownership investigations for the unregistered land adjacent to the pumping station, following Southern Water’s confirmation it is not in their ownership, confirm that the land is owned by Peel Holdings. A meeting is to be arranged to progress inclusion of the site into the development.

4.8.3 The construction of the Medway Street Interceptor Sewer is now proposed to form part of the Dynamic Bus Facility contract and will therefore be procured through the IESE framework. Options for the optimum route for the sewer are being reviewed and further discussions are required with Southern Water over the S185 agreement for the sewer diversion works.

4.8.4 Following receipt of the Pumping Station Options study from Mott MacDonald, John Lyall Architects have been appointed to consider the options from an architectural perspective.

#### 4.9 Public Realm - work completed

- 4.9.1 Burns and Nice have been appointed to develop Public Realm Design Code for Chatham. The design code has been subject to extensive consultation with relevant departments within the Council and presentation on the code has been given to the Town Centre Forum.
- 4.9.2 The palette of materials and details of street furniture have been agreed for inclusion in the Design Code which has now been approved.
- 4.9.3 Detailed designs for the two “exemplar” public realm schemes at High Street/Waterfront Way and Union St have been produced.
- 4.9.4 Workshop sessions have been held with relevant Council departments on the design of the pedestrian crossing.

#### 4.10 Public Realm - work in progress

- 4.10.1 The first exemplar scheme will be implemented with the construction of the new bus route, Waterfront Way, and will include the reinstatement of the pedestrian High Street following the closure of the temporary bus route. Work is currently underway.
- 4.10.2 The public realm design for the Union Street works is also being finalised.

#### 4.11 Queen Street – work completed

- 4.11.1 The design team has been appointed.
- 4.11.2 The brief is completed, and a market assessment of the brief has been undertaken.
- 4.11.3 A review of supporting information for the planning application and requirements have been agreed with planning officers.
- 4.11.4 The title issues are resolved, and indemnity insurance is now in place. The footpath closure is complete and signs advising of status of footpath are to be erected.
- 4.11.5 A presentation of the scheme was given to Members and officers on 14 September 2009 and was well received. A public engagement exercise has been completed and the comments are being collated for inclusion with the Statement of Community Engagement.
- 4.11.6 Cabinet resolved to submit the outline planning application and this was actioned on 9 December 2009.
- 4.11.7 The Stage D cost plan has been received and the S106 strategy agreed.

#### 4.12 Queen Street – work in progress

- 4.12.1 A report on S106 contributions was considered by Cabinet on 16 February and this will also require Full Council approval and is likely to be considered at the next Council meeting on 15 April 2010. The application is due to be considered by the Planning Committee on 10 March.

#### 4.13 Other Chatham Activity - Pentagon Centre

- 4.13.1 Slow progress is being made towards completing the agreement for the Pentagon Toilet refurbishment. Solicitors acting for the Pentagon are taking a long time to deal with the minor outstanding issues. The owners of the centre have undertaken to push things from their side. The Pentagon owners have appointed agents to act on their behalf on the discussions over a variation to their lease with regard to the ramps to the Pentagon bus station to allow their demolition on decommissioning of the old bus station

#### 4.14 Other Chatham Activity - Tesco

A meeting has taken place with Tesco who have confirmed that they are not now proposing a mixed-use scheme on the Chatham store site, having withdrawn from this type of proposal on a national basis. They will still consider a store re-development here but it will follow other proposals in Gillingham and Strood.

#### 4.15 Other Chatham Activity - Network Rail

Discussions continue with Network Rail over their longer term proposals for Chatham Station. A meeting took place recently with Network Rail's property team which was very positive and a further meeting is now being arranged with the train operators to assess what forms of development and station improvements could be viable in the future.

### **5 Gillingham Projects**

Since the adoption of the Development Framework the economic climate has changed somewhat with the credit crunch. Nevertheless, from a regeneration perspective, positive significant developments in the following areas have taken place. Both Medway Park and Gillingham Station are part funded by the Homes and Community Agency (HCA) and therefore progress is reported monthly via the Financial Management system.

#### 5.1 Medway Park

- 5.1.1 The Medway Park project is nearing completion. The main building work, the construction of the running track and the internal decoration and installation of key infrastructure is all running to plan. The first main



external event, which will be a main item of media coverage, is planned for April 2010. The Modern Pentathlon Championship will be held in April and is likely to use all the new facilities on offer.

5.1.2 Final touches are being made on such areas as video and score reporting screens, kiosks in the reception area for automated bookings, ICT infrastructure and a newly designed main reception hall. The University of Kent is now using the state of the art Sports Science facilities in their own suite on site. The project has been very demanding in ensuring the timetable has been met. Whilst the winter has been harsh, efforts by the contractors and council management and staff have ensured that any obstacles that might delay or hinder progress were eliminated before they took effect. The new facilities will be a credit to the council and will offer much improved services to residents as well as a new local venue for world class events.

## 5.2 Gillingham Train Station

5.2.1 There has been a successful bid by Medway Council with the active support of Network Rail and South East Trains for £1.5 million government funding. The funding will be supplemented by £1.114 million from Network Rail, other funding from Section 106 planning agreements and South East Trains to give a total funding package of £2.988 million.

5.2.2 All parties are committed to working in partnership to deliver much needed improvements. The objective of the enhancements is to improve station facilities and the interchange links with local buses, walking routes and cycling facilities. Connectivity to the High Street will be improved through improvements to the area in front of the station and wider pavements. This will complement the wider programme of works to regenerate Gillingham town centre and encourage the revitalisation of the High Street.

## 5.3 Mid Kent College

5.3.1 The £86 million Medway Campus in Prince Arthur Road, Gillingham, opened in September 2009. The new college has state-of-the-art training facilities in a wide range of subject areas including construction, engineering, hair and beauty, animal care, performing arts, health care and the public services. It accommodates almost 30% more students than the previous sites in Chatham and Rochester, which will be particularly beneficial for courses that see high demand.

5.3.2 The new campus has three main buildings linked by two transparent pavilions containing the social centres of the college – the reception and refreshment area, a library and a resource centre. The site has 100 classrooms fitted with the latest technology, some with purpose-built facilities such as plumbing workshops, training kitchens, hair design salons and sound-proof music studios.

#### 5.4 The Universities at Medway

5.4.1 The Universities at Medway based in Chatham Maritime continue to thrive and grow. Universities at Medway is a unique partnership which has brought together the University of Greenwich, the University of Kent, Canterbury Christ Church University and Mid-Kent College at a shared campus at Chatham Maritime.

5.4.2 The £120 million scheme is the first of its kind in the country and aims to increase student numbers in Medway to more than 10,000 by 2012. Each of the four institutions offers its own range of courses, both full and part-time, drawing on its own individual academic strengths, and has its own buildings. By being on a shared campus, students have access to a wide range of first-class facilities.

#### 5.5 Victory Pier

5.5.1 Work is continuing on the redevelopment of the former Akzo chemical works by Berkeley First. Student accommodation for the University of Kent was opened in September 2009. Building work will soon begin at Victory Pier on a brand new 120 bedroom hotel with bar, restaurant and conference facilities. The hotel will be a beacon of good design and act as a gateway to Victory Pier, bringing with it many job opportunities for local people. New homes and restaurants are also planned for the site.

5.5.2 The global economic slow down in the last 12 months has had a serious impact on private investment. In Gillingham good progress has, however, still been made across a number of areas with tangible benefits. Significant investment has been secured from the government, Network Rail and from the private sector.

#### 5.6 Balmoral Gardens

5.6.1 Construction on a new state-of-the-art healthy living centre in Balmoral Gardens is under way. The new £4.7 million healthy living centre will offer excellent health and social care in an excellent modern building and will provide a real focus to meet the health needs of people in this area in Gillingham. The healthy living centre – which is due to open in late summer 2010 – will house three GP practices, a pharmacy, and services run by Medway Community Healthcare including health visiting, speech and language therapy, and integrated health and social carer teams. There will be diabetes and cardiology clinics, services for children and young people with mental health needs and blood clinics among other services.

## 6 Financial and legal implications

- 6.1 The work of the Medway Renaissance Unit, including the production of the Regeneration Framework and progress reports is funded by Homes and Communities Agency.
- 6.2 There are no legal implications.

## 7. Risk Management

<b>Risk</b>	<b>Description</b>	<b>Action to avoid or mitigate risk</b>
Cost overruns.  Delays in delivery.	External funding will not be sufficient to complete a project.  Planning delays, land acquisition.	Project boards and progress monitoring are in place. Forward planning around authorities required and process and progress monitored.

## 8 Recommendations

- 8.1 Members note the good progress of projects in Chatham and Gillingham.

### Lead officer contact

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