

HALTON BOROUGH COUNCIL



*Municipal Building,
Kingsway,
Widnes.
WA8 7QF*

26 January 2016

**TO: MEMBERS OF THE HALTON
BOROUGH COUNCIL**

You are hereby summoned to attend an Ordinary Meeting of the Halton Borough Council to be held in the Council Chamber, Runcorn Town Hall on Wednesday, 3 February 2016 commencing at 6.30 p.m. for the purpose of considering and passing such resolution(s) as may be deemed necessary or desirable in respect of the matters mentioned in the Agenda.

A handwritten signature in black ink, appearing to read 'David W R'.

Chief Executive

-AGENDA-

Item No.		Page No.
1.	COUNCIL MINUTES	SEE MINUTE BOOK
2.	APOLOGIES FOR ABSENCE	
3.	THE MAYOR'S ANNOUNCEMENTS	
4.	DECLARATIONS OF INTEREST	
5.	LEADER'S REPORT	
6.	MINUTES OF THE EXECUTIVE BOARD	SEE MINUTE BOOK
	a) 10 December 2015	
	b) 14 January 2016	
7.	MINUTES OF THE HEALTH AND WELLBEING BOARD	SEE MINUTE BOOK
	a) 13 January 2016	
8.	QUESTIONS ASKED UNDER STANDING ORDER 8	
9.	MATTERS REQUIRING A DECISION OF THE COUNCIL	
	a) Capital Programme 2016/17 - KEY DECISION (Minute EXB 79 refers)	1 - 8
	b) Markets Capital Programme (Minute EXB 84 refers)	9 - 14
10.	MINUTES OF THE POLICY AND PERFORMANCE BOARDS	SEE MINUTE BOOK
	a) Children, Young People and Families	
	b) Employment, Learning, Skills and Community	
	c) Health	
	d) Safer	
	e) Environment and Urban Renewal	
	f) Corporate Services	
11.	COMMITTEE MINUTES	SEE MINUTE BOOK
	a) Development Control	

b) Regulatory

12. MATTERS REQUIRING A DECISION OF THE COUNCIL

a) Runcorn and Runcorn Town Centre Regeneration - KEY DECISION (EXB 86 refers)

15 - 26

13. PART II

In this case Council has a discretion to exclude the press and public and, in view of the nature of the business to be transacted, it is **RECOMMENDED** that under Section 100A(4) of the Local Government Act 1972, having been satisfied that in all the circumstances of the case the public interest in maintaining the exemption outweighs the public interest in disclosing the information, the press and public be excluded from the meeting for the following item of business on the grounds that it involves the likely disclosure of exempt information as defined in paragraph 3 of Part 1 of Schedule 12A to the Act.

Please note that if this resolution is passed, members of the press and public will be asked to leave the room prior to the consideration of the following business.

14. RUNCORN AND RUNCORN TOWN CENTRE REGENERATION KEY DECISION (EXB 86 REFERS)

27 - 50

This page is intentionally left blank

REPORT TO: Executive Board

DATE: 10 December 2015

REPORTING OFFICER: Strategic Director – People and Economy

PORTFOLIO: Children, Young People and Families

SUBJECT: Capital Programme – 2016/17

WARD(S): Borough-wide

1.0 PURPOSE OF THE REPORT

1.1 This report provides a summary of the capital programmes for 2016/17 for the People and Economy Directorate.

2.0 RECOMMENDATION: That:

- i) The capital funding available for 2016/17 is noted;**
- ii) The proposals to be funded from School Condition Capital Allocation and Capital Expenditure Revenue Account are approved;**
- iii) The proposal to relocate the mobile classroom from Halebank Voluntary Controlled Church of England Primary School is approved;**
- iv) The proposals for Fairfield Primary School are approved.**
- v) Council be recommended to approve the Capital Programme 2016/17.**

3.0 SUPPORTING INFORMATION

3.1 In February 2015 the Department for Education announced the schools capital grant allocations for 2015/16 as well as indicative allocations for the two year period 2016/17 and 2017/18. By introducing three year allocations, the Department for Education are enabling those responsible for the school estate to plan effectively and make strategic investment decisions.

The table below details the indicative funding notified for 2016/17.

GOVERNMENT FUNDING	
School Condition Allocation – Local Authority maintained schools Allocated to fund condition and suitability projects at Local Authority maintained schools.	£1,097,187
School Condition Allocation – Voluntary Aided maintained schools Allocated to fund condition and suitability projects at Voluntary Aided schools.	£858,851
Devolved Formula Capital – Local Authority maintained schools Allocated directly to Local Authority maintained schools for their own use to address school building and Information Communication Technology needs.	£246,343
Devolved Formula Capital – Voluntary Aided maintained schools Allocated directly to Voluntary Aided maintained schools for their own use to address school building and Information Communication Technology needs.	£165,161
LOCAL AUTHORITY FUNDING	
Capital Expenditure Revenue Account funding In addition to the funding outlined above, the Local Authority makes a contribution towards capital works in schools (level of funding to be confirmed).	£345,821

4.0 School Condition Allocation and Capital Expenditure Revenue Account funding.

4.1 The table below details how the School Condition and Capital Expenditure Revenue Account funding will be allocated.

Description	Estimated costs	Description
Computer Aided Design Plans	£5,000	Used to update plans of school buildings where improvement works have been carried out.
Fire Compartmentation	£38,000	A rolling programme to address fire compartmentation in school buildings.

Description	Estimated costs	Description
Asbestos Management	£20,000	Annual update of asbestos surveys and undertaking of resulting remedial works.
Access Initiative Projects	£70,000	Fund that schools can bid for to resolve accessibility issues within school buildings.
School Modernisation Projects	£375,000	Fund that schools can bid for to resolve educational and school buildings development.
Contingency	£83,986	Used for emergency and health and safety works that arises during the year.
Fairfield Primary School	£125,000	Contribution to remodelling and extension works.
Halebank CE Primary School	£30,000	Relocation of mobile classroom.
Capital Repairs	£730,241	The detailed capital repairs programme for 2016/17 can be found in Appendix 1.
Total	£1,477,227	

Schools are required to make a contribution to the cost of capital repair works. It is estimated this contribution will be in the region of £34,219 based on current budget costs for the works.

5.0 Halebank CE Primary School.

- 5.1 Halebank Church of England Voluntary Controlled Primary School is included in the Department for Education's Priority School Building Programme – a national, privately financed programme to address those schools in the worst building condition.
- 5.2 The Education Funding Agency, acting on behalf of the Department for Education, announced earlier this year the appointment of Morgan Sindall as the contractor to build the northwest batch of schools in the Programme. The project to rebuild Halebank CE Primary School commenced on site in July 2015 and will be completed in April, 2016.
- 5.3 A mobile classroom on the site will become surplus to requirements when the new school is built. As the classroom is in good condition it is proposed to retain an option to relocate the mobile to another Halton school should the need arise – location yet to be determined. The cost to relocate the mobile is estimated to be circa £30,000.

6.0 Fairfield Primary School.

6.1 In January 2014 Fairfield Junior School was expanded to allow the integration of the Infants School to form the Fairfield Primary School. The primary school will continue to operate in two separate buildings and as a consequence a number of improvements are required to address building and organisational issues at the newly combined primary school. A feasibility study has been carried out for the building improvements and the project has progressed into detailed design and tendering and is due to commence on site February 2016.

6.2 £1,400,000 Basic Need funding has already been approved to contribute towards the cost of the building improvements (minute EXB 43 (4/9/14) refers) as well as a further £250,000 School Condition capital funding (minute EXB 150 (26/3/15) refers) of which £125,000 is being funded from 2016/17 allocation.

7.0 POLICY IMPLICATIONS

7.1 This programme of works will allow the Council to continue to meet its requirement to enhance the environments through capital projects.

8.0 FINANCIAL IMPLICATIONS

8.1 In February 2015 the DfE announced indicative capital allocations for 2016/17 and 2017/18 as part of a three year announcement covering 2015 to 2018. The indicative capital allocation of funding for 2016/17 (£1,097,187) is the same as 2015/16. CERA funding is subject to confirmation by Council early 2016. In the event that either of these allocations are reduced the amount of funding available for elements of the programme will be reduced accordingly.

9.0 OTHER IMPLICATIONS

9.1 Capital repairs programme

This will contribute to Halton's Carbon Management Programme by producing more energy efficient buildings.

10.0 IMPLICATIONS FOR THE COUNCIL'S PRIORITIES

10.1 Children and Young People in Halton.

The Capital Programme will address condition and suitability issues within school buildings and will improve the learning environment for children and young people.

10.2 Employment, Learning & Skills in Halton

N/A.

10.3 A Healthy Halton

N/A

10.4 **A Safer Halton**

N/A

10.5 **Halton's Urban Renewal**

N/A

11.0 RISK ANALYSIS

11.1 **Capital Repairs**

It is current practice for schools to contribute towards the cost of works. This consultation with schools has yet to take place therefore if schools are not willing to contribute these projects will not be carried out in 2016/17. In the event that schools are unable to contribute towards the cost of the works when completed, an element of the contingency budget can be used for this purpose. The school would then be required to make their contribution in the next financial year.

12.0 EQUALITY AND DIVERSITY ISSUES

12.1 The Access Initiative Programme provides funding to improve the accessibility of mainstream schools for pupils with disabilities and the wider community. Consideration to access issues is given in all building projects. The capacity of schools to meet the needs of children with more complex needs and disabilities will be developed further through building works at schools.

13.0 REASON(S) FOR DECISION

13.1 To deliver and implement the capital programmes.

14.0 ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

14.1 Not applicable.

15.0 IMPLEMENTATION DATE

15.1 Capital Programmes for 2016/17 to be implemented with effect from 1 April 2016.

16.0 LIST OF BACKGROUND PAPERS UNDER SECTION 100D OF THE LOCAL GOVERNMENT ACT 1972

Document	Place of Inspection	Contact Officer
Schools Capital Announcements – DfE 09/02/2015.	Children & Enterprise	Phil Dove

This page is intentionally left blank

Appendix 1

Capital Repairs Programme

School	Works	Phase	Net Amount	Fees	Total cost
Various	Retentions		25,000		25,000
Ashley School	Electrical work (final wiring)	Phase 1 of 1	50,000	5,000	55,000
Brookvale Primary	Electrical work (lighting)	Phase 3 of 5	55,000	5,500	60,500
Chesnut Lodge Primary	Electrical work (lighting)	Phase 4 of 5	42,000	4,200	46,200
Chesnut Lodge Primary	Gas fired boiler and LST Radiator	phase 1 of 1	6,000	600	6,600
Fairfield Primary	Mechanical and Electrical work	Phase 1 of 4	68,000	6,800	74,800
Hallwood Park Primary	Windows	Phase 3 of 6	15,000	1,500	16,500
Lunts Heath Primary	Windows	Phase 1 of 2	45,000	4,500	49,500
Moore Primary	Electrical work (lighting)	Phase 2b & 3	69,219	6,922	76,141
Moore Primary	Windows	phase 1 of 3	45,000	4,500	49,500
Moorfield Primary	Water main	Phase 1 of 1	20,000	2,000	22,000
Oakfield Primary	Electrical work (emergency lighting)	Final Phase	18,000	1,800	19,800
Simms Cross Primary	Windows	phase 1 of 3	25,000	2,500	27,500
Simms Cross Primary	Electrical work (lighting & Power wiring)	Phase 6 of 7	70,700	7,070	77,770
Spinney Avenue CE Primary	Electrical work (lighting)	Phase 1 of 3	50,000	5,000	55,000
The Bridge School	Electrical work (lighting & Power wiring)	Phase 4 of 6	20,000	2,000	22,000
Victoria Road Primary	Windows	Phase 2 of 2	42,209	4,221	46,430
			666,128	64,113	730,241

This page is intentionally left blank

REPORT TO: Executive Board

DATE: 10 December 2015

REPORTING OFFICER: Strategic Director, People and Economy

PORTFOLIO: Physical Environment

SUBJECT: Markets Capital Programme

WARD(S) Borough wide

1.0 PURPOSE OF THE REPORT

1.1 The purpose of this report is to present initial proposals for the development of a Capital Programme for Widnes Markets. The report should be considered in conjunction with the presentation and discussion document presented to Members on 8th October 2015, which outlined the key ingredients needed to deliver a successful market.

2.0 RECOMMENDATION: That

- 1) The Council be recommended to include £1.43m in the Capital Programme for 2016/17 in respect of the markets;**
- 2) Approval is given to undertake a procurement exercise for a roof for the Indoor Market at Widnes; and**
- 3) Delegated authority is given to the Operational Director, Economy, Enterprise and Property in consultation with the Portfolio Holder for Physical Environment, to progress the most cost effective route for providing photovoltaic panels at Widnes Market.**

3.0 SUPPORTING INFORMATION

3.1 In October, Executive Board Members received a presentation from the Portfolio Holder for Physical Environment and the Operational Director for Economy, Enterprise and Property entitled "The Future of Our Markets in Halton".

3.2 The presentation made reference to the need to develop a Capital Programme for the markets.

Members are requested to consider the following options: -

Option 1 Given the level of 'profit' the Council makes on its markets

operations is relatively small; it could choose to do nothing.

Option 2 Alternatively, the Council could continue to make small scale improvements as part of its ongoing maintenance plan. This does not address the fact that the market requires some modernisation.

Option 3 – a complete refurbishment of the markets (indoor and outdoor) this would include bringing into use the first floor of the market hall, converting the market into two floors with retail and 'enterprise space'. Whilst an attractive proposition, it is felt that costs would be prohibitive

Option 4 – a replacement roof and photovoltaic panels. It is argued that this would be a minimum requirement.

Option 5 – a major refurbishment of the market hall which combines a replacement roof with improvements to entrances, event space, floor layout, lighting and power supply. This is the preferred option. The reasons for option 5 being presented as the preferred option are set out below.

Option 6 – outsource the market to a private sector firm to operate the market. (This option has previously been rejected by Members).

- 3.3 The current Widnes Indoor and Outdoor Markets were constructed in 1995. The fabric of the Indoor and Outdoor markets are now looking dated and require updating. The roof of the indoor market, for example, is nearing the end of its life and temporary patch work is no longer adequate. This is demonstrated by some 56 call outs and repairs during the last 18 months. Although repair costs are modest, this creates disruption to the market hall. There is also related loss of income and insurance claims to consider.
- 3.4 The power network is also outdated and this reduces the ability of the markets team to attract desirable and niche businesses to the markets.
- 3.5 Indoor and outdoor space is no longer fit for purpose in a modern 21st Century shopping environment.
- 3.6 Although a new roof for the market would be a considerable expenditure item, it would also be prudent to install photovoltaic units. This would be carried out once the roof has been replaced.
- 3.7 The replacement of the market roof must be regarded as a pressing

priority. This would take approximately 17 weeks to complete. Approximately 6 weeks would be required to install the photovoltaic panels.

3.8 Appendix 1 of this report outlines other areas of capital expenditure which will be required to modernise and upgrade the markets.

3.9 Some of this capital investment would be used to fund alternative ways of using the market space. This would lead to an improved visitor experience and would support the markets in adapting to the pressures faced by the retail sector as a whole.

4.0 **POLICY IMPLICATIONS**

4.1 Members have previously agreed that the Widnes Indoor and Outdoor Markets play an important role in attracting visitors to the town centre. Whilst the markets are considered to be property assets that generate a modest revenue stream for the Council, the markets are also regarded as significant community asset. The markets provide a retail service predominantly to the people of Halton, as evidence demonstrates that most visitors live within a 5 mile radius of the markets.

5.0 **OTHER/FINANCIAL IMPLICATIONS**

5.1 An estimate is that capital investment of £1.43 m would be required to refurbish and upgrade existing facilities at Widnes Markets. It must be stressed that this is a first stage estimate of costs and potential expenditure items.

5.2 Indicative costs have been identified by the Council's term contract project management consultancy. However, more accurate costs would be obtained through the tender process.

5.3 Option 5, the preferred option will not result in a complete refurbishment of the markets, but presents an excellent opportunity to safeguard the fabric of the indoor and outdoor markets for the next 10 years.

5.4 Members are advised, however, that there is no guarantee that the Council will see a strong return on this investment. The retail sector is particularly volatile and dynamic. To highlight this point, Members will recall that the decision to close Runcorn indoor market in 2011 was determined because of a lack of demand for the facility from local shoppers, and therefore significant expenditure incurred by the Council, rather than as a result of lack of investment in the market hall. Widnes markets continue to be vibrant and attract shoppers,

but will need future investment if they are to survive.

- 5.5 It is acknowledged that the additional investment will enable the Markets team to pursue additional income generating options, and the investment should be regarded as an opportunity to consolidate the position of the market as a vibrant town centre venue, and prevent any future decline in footfall or increase in vacancy rates within the respective markets.

- 5.6 The Council could borrow some funding to meet these costs, this would equate to an annual costs of £100,000. The repayment of the loan could be met through some of the income currently generated by the markets i.e. £90,000; anticipated increase in occupancy rates; an increase in rents; and additional income arising from better use of the space in both the indoor and outdoor markets. Some savings would be made through reduced insurance costs. A conservative estimate of additional income generated through these routes would be £20,000

- 5.7 However, Members are advised that the levels of income generated by the markets cannot be guaranteed and might not cover all the loan repayment costs. Therefore, an allocation from the capital programme is sought.

- 5.8 Approximately 50% of these costs are associated with a new roof and photovoltaic units.

- 5.9 It may be possible to obtain some funding from the European Programme to fund a proportion of the photovoltaic units. It is acknowledged that feedback tariffs will be less generous after 1st January 2016. However, the market should benefit in the long term from cheaper energy supply and a more environmentally friendly way of providing power to the markets.

Resources would be set aside from the existing markets budget to promote the capital work being undertaken and also to promote the launch of the refurbished markets.

6.0 **IMPLICATIONS FOR THE COUNCIL'S PRIORITIES**

6.1 **Children & Young People in Halton**

Not applicable.

6.2 **Employment, Learning & Skills in Halton**

- 6.3 The markets allow potential entrepreneurs and fledgling businesses the opportunity to set up in a supportive and low risk environment.

6.3 **A Healthy Halton**

6.4 Not applicable

6.5 **A Safer Halton**

6.6 Not applicable

6.7 **Halton's Urban Renewal**

6.8 Markets contribute to supporting the respective town centres. It also encourages local residents to 'shop local'.

7.0 **RISK ANALYSIS**

7.1 The main risk associated with these proposals is that the Council does not generate a return on its investment. The retail sector is extremely volatile and generally, town centre footfall nationally is declining. However, the Borough's markets are, in general popular and provide a service to the people of the Borough. The vast majority of visitors to the markets live within a five-mile radius.

7.2 A further risk is that traders would need to be relocated whilst the work takes place. However, it is felt that traders can be accommodated within the existing arrangements, where disruption could be kept to a minimum

8.0 **EQUALITY AND DIVERSITY ISSUES**

8.1 Markets provide an opportunity for people to shop locally, and our markets are located within our town centres, with easy access to public transport links. 20% of visitors to the market travel by bus and 13% walk to the market.

9.0 **LIST OF BACKGROUND PAPERS UNDER SECTION 100D OF THE LOCAL GOVERNMENT ACT 1972**

9.1 None under the meaning of the Act.

APPENDIX 1

**Potential Capital Programme Requirements 2016 – Widnes Market
Refurbishment of the Markets in Widnes (upgrading of existing facilities).**

Priority	Requirement	Further details	Estimated Cost (£000)
High	Market Hall roof refurbishment	Roof may need to be replaced due to the number of areas which have experienced water ingress.	610 (exc PVs) or 750 (inc PVs)
Medium	Painting of communal areas in Market Hall	Areas include walls in the indoor market where posters used to be located and where new internal signage has been installed.	24.6
Medium	Creation of an events space with power	Events space location needs to be created with connection to power supply to enable events such as cookery demonstrations and live music.	66
Medium	Update external signage	Following design and installation of new internal directional signage, external signage needs to be updated and installed. This will enhance links between town centre and market.	59
Medium	Painting of vacant indoor stalls (11No.)	Occupancy rate has decreased slightly to 82% with vacant stalls located in particular locations. Upgrading the appearance of the vacant stalls, along with advertising signage already in place, may increase interest from businesses.	3.5
Medium	Painting of outdoor market stalls (to previously painted areas 81No. excludes galvanised components)	Following installation of new tables in stalls and new tarpaulin sheets, the appearance of the outdoor market would be further improved by painting the metal frames of the stalls.	8.9
Low	Lighting Upgrade	To introduce better, eco-friendly lighting	150
Low	Office Heating Upgrade	Improved efficiency	20
Low	Market Heating Upgrade	Improved efficiency	35
High	Power Upgrade and Installation of individual electricity meters	Power supply to the market does not need to be increased. However, the distribution to respective stalls/units is reviewed	200
Medium	Market office relocate to Ground Floor with glass frontage	Provide a visual presence and easier communication between the markets office and traders	88
High	New entrance to the market (corner adjacent to the events space)	Facilitate a more attractive entrance to the market	27.5

Totals - High Priority: £777,500 Medium Priority £250,000 Low Priority £205,000

GRAND TOTAL £1,432,500

REPORT TO: Executive Board

DATE: 10 December 2015

REPORTING OFFICER: Strategic Director, People and Economy

PORTFOLIO: Physical Environment

SUBJECT: Runcorn and Runcorn Town Centre
Regeneration

WARDS: Borough-wide

1.0 PURPOSE OF THE REPORT

1.1 The purpose of this report is to present development proposals for the following sites:

- A. The former Crosville site, Runcorn;
- B. The Murdishaw Avenue Development Site;
- C. Runcorn Town Centre Bus Station and Brindley Car Park Sites
- D. Picow Farm Road Former Playing Fields.

1.2 The report seeks Member approval to progress these schemes as quickly as possible.

2.0 RECOMMENDATION: That

- 1) **Executive Board authorises the Council entering into an umbrella agreement with Neptune Developments Limited to deliver the regeneration of the former Crosville site, but also a wider regeneration plan for Runcorn, which includes the Bus Station and Brindley Car Park sites;**
- 2) **The Executive Board approves the development plans and proposals, subject to planning, for the former Crosville site as outlined in section 3 and appendix A as outlined elsewhere on this agenda;**
- 3) **The Executive Board approves the development plans and proposals, subject to planning for the Murdishaw Avenue as outlined in section 3 and appendix B as outlined elsewhere on this agenda;**
- 4) **The Executive Board approves the indicative plans and proposals for Runcorn Bus Station and Brindley Car Parks (Appendix C);**

- 5) **Council approval is sought to amend the capital programme to provide an additional £2.3m to gap fund the development at the former Crosville site, Runcorn subject to planning permission and lease with the pub operator;**
- 6) **The Operational Director, Economy Enterprise & Property is given delegated authority in consultation with the Operational Director Legal and Democratic Services and Portfolio Holder for Physical Environment, to enter into a Development Agreement with Neptune to deliver a remediated and serviced Crosville site including car parking and highway improvements and to proceed with a lease to a pub operator and coffee shop operator;**
- 7) **Regarding the Murdishaw Avenue Site, Executive Board authorises the sale of the site and authorises the Operational Director for Economy, Enterprise and Property to arrange for all required documentation to be completed to the satisfaction of the Operational Director Legal and Democratic Services; and**
- 8) **Approval is given to submit a planning application for housing on the former Picow Farm Road (Playing Fields) site and proceed to sale on the open market if planning permission is granted.**

3.0 SUPPORTING INFORMATION

A. Crosville Site

- 3.1 In June 2012 a report was presented to Executive Board which set out bids that had been received from developers to regenerate key sites in Runcorn Town Centre. Approval was given by Executive Board for officers to enter into detailed negotiations with Consolidated Property Group (CPG) for the redevelopment of the former Crosville site.
- 3.2 At the same time, The Neptune Partnership was invited to work with the Council to explore ways supporting the medium to longer term regeneration of the wider Runcorn town centre area. It was also agreed that any capital receipts from land transactions generated from within the Runcorn town centre area would be recycled into the further regeneration of Runcorn town centre.
- 3.3 Regrettably in August 2014 CPG reported that although they had a food retailer and a family pub interested in the site, they were unable to commercially resolve the ground conditions issues affecting the site and were unable to proceed with the proposed purchase.

3.4 The Council could have once again reverted to an open market exercise to seek a preferred developer. However, the Council had already been working with Neptune Developments Limited to explore options for regenerating other parts of the Town Centre and the Council had developed a positive working relationship with the Neptune Team. Faced with the prospect of incurring further delays and costs on the Crosville site and recognising the complexity of the site, as well as the difficult commercial conditions that still prevail, the Council approached Neptune to gauge whether they would be interested in taking forward the site. The Neptune Partnership confirmed its interest and, consequently, this scheme has been drawn up.

3.5 **Proposals**

3.6 The current proposals comprise three separate key elements:

- Public House/ Restaurant;
- Drive through Coffee Shop
- Town Centre Car Park;

3.7 It is proposed to create a new food led pub/restaurant facility. This is intended to function as an integral part of the town centre along with serving the wider local community and passing traffic along the A533. This is a facility that Runcorn Old Town does not currently benefit from and it is considered that this proposal will strengthen the evening economy, especially due to the strong links to the Brindley theatre. This will increase the 'dwell' time within the town especially when there are events held at the Brindley theatre. It will increase the perception of Runcorn Old Town as a destination.

3.8 The scheme proposes a second commercial unit which would be located in the centre of the site. The Council have agreed Heads of Terms for this unit with a popular nationally recognised coffee outlet.

3.9 The surface level car park of 112 spaces will be for public use in association with the town centre. It is anticipated that in the long-term this will allow the Council to free up other car parking sites in the town centre to be used for regeneration. The car park will be tarmacked, lined and floodlit during the hours of darkness, and will be covered by CCTV. It will be operated by Halton Borough Council.

3.10 Aside from the three key elements outlined above, the development of the site also proposes several elements which will deliver tangible benefits, notably:

3.11 Improved Pedestrian Links

3.12 The site provides upgraded pedestrian links through the site which will improve the overall pedestrian permeability of the site and wider area, and increase the accessibility from and to the town centre. A new lit

footpath would be provided alongside the northern edge of the new car park. It would connect the existing pedestrian bridge over the Bridgewater canal to a new pedestrian crossing linking the site back across the expressway to connect the existing retail park. This would be facilitated by improvements to the pedestrian bridge including a new lighting scheme which would improve the appearance and safety of the bridge.

3.13 Improved Visual Links

3.14 To complement the improved pedestrian links, it is proposed to create a better visual link between the site and the town centre, especially the Brindley Theatre. The development proposes to remove lower quality trees and shrubs on the bank of the canal along the northern boundary of the application site.

3.15 Further benefits include:

- Delivery of a new town centre car park which will boost the vitality and viability of Runcorn Town Centre as a whole;
- Regenerating a key gateway site creating economic development on a vacant, previously developed site;
- Attracting pass by trade from the surrounding highway network to support the local economy by inflow expenditure;
- Increasing 'dwell' time in Runcorn Old Town, especially after events held at the Brindley theatre;
- Strengthening the perception of Runcorn Town Centre as a visitor destination;

3.16 Plans and drawings are contained in appendix A.

3.17 B. Site at Murdishaw Avenue

3.18 The proposed development of the site would result in the provision of a food store, drive through coffee shop and a family pub with restaurant. The food store operator also proposes to contribute a sum to the Council in order for them to assist the Linnets and Baseball Clubs and to enhance the leisure and open space facilities to the East of Stockham Lane.

3.19 Section 278 works will also be necessary as per the overall development plan, and a maximum contribution from the food store will be provided. Plans and drawings are contained in appendix B.

3.20 C. Runcorn Town Centre Brindley and Bus Station Sites

3.21 The wider regeneration of Runcorn Town Centre is a priority for the Council. With the development of the Crosville Site, it is envisaged that this will provide a catalyst for the development of adjacent sites, in particular, the Brindley Car Park and Bus Station Sites. There is some evidence of this already, for example, the recent purchase of the former

Employment Buildings site on High Street, where the new owners are engaging with the Council to ensure a sympathetic development of the site. It is hoped that the renewed interest and confidence that these developments will bring, will assist in increasing land values in the town. Low land values, but also land remediation costs have historically been seen as a barrier to development because developers seek to recoup a minimum percentage return on their investment.

3.22 Nevertheless, the provision of car parking on the Crosville site potentially frees up space to enable the Council to explore other uses for the Brindley Car Park. Therefore, the Council has been working with Neptune Developments to identify possible uses. For example, The Brindley Car Park site could be an attractive location for residential units, not least because of its proximity to the Bridgewater canal.

3.23 The Council has also been working with Neptune to bring forward an alternative use for the Bus Station site. It is proposed that arrival and destination points as well as the frequency of journeys for the buses would remain the same, but a reuse of the bus station would provide a regeneration site. Long-term consideration could be given to developing a public transport hub at Runcorn Rail Station.

3.24 Entering into an umbrella agreement with Neptune would allow both parties the flexibility to continue to work together, whilst setting out some guiding principles for how the partnership would work with the Council in the future.

3.25 Appendix C outlines some indicative options as well as, bus route solutions.

3.26 D. Picow Farm Road Site

A planning consultant has been appointed by Neptune and a planning brief is being prepared in order to place the site for sale on the open market for residential use.

4.0 POLICY IMPLICATIONS

4.1 The proposal supports the Council's Corporate Plan, the Halton Partnership and HBC Urban Renewal Strategy and Action Plan and supports the Council's Urban Renewal corporate priority.

5.0 FINANCIAL IMPLICATIONS

5.1 As previously reported, the former Crosville site is a complex site which requires remediation. The development also needs to take into account a high pressure gas main which crosses the site. There have also been drainage issues to resolve. Therefore, capital costs of developing the site are expected to exceed the likely capital receipt.

- 5.2 Some of the costs can be off-set by the future land sale of the long lease to the family pub operator and capitalising the rental value of the coffee shop; However, given the complexity of the site described above, there will still be a funding gap and it is proposed that subsequent land sales such as the Picow Farm Road site and Murdishaw Avenue area will be used to address this shortfall. The Council will also need to factor in the annual finance costs to fund the total development until the point when capital receipts are drawn down.
- 5.3 Members have previously agreed a capital sum of £500,000 to support this scheme. Therefore, a further £2.3m will be required from the Capital Programme if this scheme is to be brought to fruition.
- 5.4 There will be also on-going revenue costs to the Council and funding will be needed as follows: -
- CCTV monitoring £7,000 a year
 - Street lighting £2,000 a year
 - Annual Surface Water Drainage charge of £18,500 to Peel to discharge into the Bridgewater canal plus yearly increases
 - Maintenance and business rates for the car park
 - Maintenance of the open spaces £11,000
- 5.5 Heads of Terms for the Crosville and Murdishaw Avenue sites which provide further financial details are included as a restricted, part 2 appendix, elsewhere on this agenda.

6.0 IMPLICATIONS FOR THE COUNCIL'S PRIORITIES

6.2 Children and Young People in Halton

6.2 Not applicable

6.3 Employment, Learning and Skills in Halton

6.4 The above schemes will assist in providing job opportunities for local people and will go some way in addressing the level of unemployment in Halton. For example, it is anticipated that the former Crosville site development will deliver between 60 to 70 permanent full and part time jobs.

6.5 A Healthy Halton

6.6 Not Applicable

6.7 **A Safer Halton.** The improved links by virtue of new, floodlit footpath access and improvements to the existing bridge, along with the removal of dense undergrowth will improve the physical nature of the route, along

with improving the perceptions of safety and providing a visual connection between the town centre and car park.

- 6.8 Landscaping plans have been drawn up to minimise the fear and risk of crime by virtue of removing low levels of trees and shrubs, and by floodlighting the car park. Furthermore, there will be CCTV present

6.9 Halton's Urban Renewal

- 6.10 The proposals seek to unlock and redevelop a Gateway Site to Runcorn, which has been redundant for the last 30 years and also provide improved open spaces and recreation facilities for residents.

7.0 RISK ANALYSIS

- 7.1 There are a number of risks associated with the Crosville Project which have the potential to affect the programme and/or the cost. The main risk to the project programme and cost is the work required to satisfy National Grid. There are two elements to this work. First of all the engineering design solution for the ground stabilisation will require sign off by National Grid to indicate they are satisfied with the proposed solution before works can start on site. Currently it is anticipated that should be in January 2016. Secondly, the site work adjacent to the gas main will need to be undertaken between May and September 2016. Also some remedial work may be required to the gas main. However, until the main is exposed the extent of this work cannot be assessed. The other main project risk is the surface water drainage. Officers are currently in negotiations to secure an affordable drainage outlet solution, however, this will be an ongoing annual cost.

8.0 EQUALITY AND DIVERSITY ISSUES

- 8.1 The proposed development will provide facilities which will benefit all members of the local community.

9.0 REASON(S) FOR DECISION

- 9.1 The developments provide welcome investment to Runcorn and it is envisaged that this will stimulate confidence and market demand for future investment in Runcorn.

10.0 ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

- 10.1 Regarding the Crosville site, there was the option to do nothing.
- 10.2 However, as outlined, the site is a key Gateway to the town centre. Regarding the Murdishaw Avenue site, the 'do nothing' option is an option that was considered. However, the development of the site will

result in improvements to leisure and recreation facilities in the area, and will also generate a capital receipt for the Council.

11.0 IMPLEMENTATION DATE

11.1 April 2016.

**12.0 LIST OF BACKGROUND PAPERS UNDER SECTION 100D OF
THE LOCAL GOVERNMENT ACT 1972**

12.1 None under the meaning of the Act.

This page is intentionally left blank



Runcorn Station
calling:
3A, 3C, 3D, 14A, 14B, 20, 20A
61A, 62, 79C, 82A, 110
X1, 200

High Street Bus Station
terminating:
3B, 20, 20A, 52,
also calling:
3A, 3C, 3D, 14A, 14B,
61A, 62, 66, 79C,
82A, 110, X1, 200.

terminating:
61A, 79C,
110
also calling:
1, 2, 14A, 14B,
62A, 62, 200,
X1

Halton Lea
terminating
1, 2, 3A, 3B, 3C, 21, 36
also calling:
3D, 14A, 14B, 20, 20A, 21
52, 61A, 62, 62A, 66, 79C,
82A, 110, X1, X30

Runcorn

- Busway —
- Road served by bus —
- Route Terminus *
- Halton Borough Boundary (area covered by the Halton Hopper Weekly Bus Ticket)
- Railway

0 1/4 1/2 Mile



This page is intentionally left blank

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is Restricted

This page is intentionally left blank

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is Restricted

This page is intentionally left blank

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is Restricted

This page is intentionally left blank

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is Restricted

This page is intentionally left blank

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is Restricted

This page is intentionally left blank

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is Restricted

This page is intentionally left blank

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is Restricted

This page is intentionally left blank