

# REDDITCH TOWN CENTRE REGENERATION

5 March 2018



## Summary of Report

- The report sets out a number of development concepts for Redditch Town Centre included within a 'Regeneration Prospectus' (Appendix 1)
- Proposals could drive new investment into the town and improve the vibrancy and diversity of the town centre offer
- Prospectus has been informed by the outcome of the Place Review / One Public Estate (OPE) process led by Place Partnership
- Report also sets out the outline business case for the Council to work with other public sector partners to create a new 'Public services hub'



## Regeneration Prospectus – Concept Plan

- Vision is to create a set of well defined quarters and a retail hub within the Town Centre
  - Business Quarter (Prospect Hill, Church Road)
  - Railway Quarter
  - Cultural / Leisure / Residential Quarter
  - Learning Quarter
  - Retail Hub
- Plus public realm and accessibility improvements
- Further feasibility work required to develop proposals for each area



## Place Review

- OPE process looks at the future of the public sector estate in Redditch
- Some assets are underused, have been declared as surplus or are in need of replacement
- OPE report (Appendix 2) considers the future of the Town Hall, Library, Police and Fire Stations and land owned by NHS/ Homes England
- Recommends the development of a new Public Services Hub including the Council, Library, Job Centre Plus and potential other service providers



## Public Services Hub

- Preferred site for the Hub is Smallwood House (owned by NHS) and land on Church Road owned by Homes England (formerly the Homes & Communities Agency)
- Could drive regeneration, improve service delivery and generate savings for the Council and public services partners
- Could release the Town Hall for conversion or re-development
- Proposed by Place Partnership that the Hub could be funded through a mixture of funding sources
- Further work would be required to develop the detailed business case and confirm support from key partners



## Recommendations of Report

- **The Overview and Scrutiny Committee is asked to consider the content of the attached report and to determine whether to make any recommendations on this subject to the Executive Committee.**

