



Executive Committee

Church Hill Ward

12 August 2009

CHURCH HILL DISTRICT CENTRE – REDEVELOPMENT UPDATE

(Report of the Head of Legal, Democratic and Property Services)

1. Summary of Proposals

To inform Members of the progress of this scheme to date and to request additional revenue funding to progress the scheme.

2. Recommendations

The Committee is asked to RESOLVE that

- 1) progress on the scheme be noted;
- 2) that the marketing testing planned to commence in October 2009 be noted; and

to RECOMMEND ONE OF THE FOLLOWING, that:

EITHER

- 3) additional revenue funding of £45,000 be approved to progress the scheme for the years 2009/10 and 2010/11.
OR
- 4) additional revenue funding of £23,550 be approved to progress the scheme for the year 2009/10 with a review following the Industry market testing day in October 2009, as the actual amount require for 2010/2011.
OR
- 5) additional revenue funding of £12,000 be approved to progress the scheme for the year 2009/10 up to and including the Industry market testing day in October 2009, with a further review.

3. Financial, Legal, Policy, Risk and Sustainability Implications

Financial

- 3.1 There are no direct financial implications arising from this report, other than the additional revenue spending requested.

Legal

- 3.2 The Council is required to dispose of any interest in land including leases for the best consideration possible under Section 123 of the Local Government Act 1972.
- 3.3 Under section 17 of the Crime & Disorder Act 1998, the Council is under a duty to exercise its functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. The redevelopment of Church Hill will help to address incidents of anti-social behaviour incidents in this location by designing out crime hot spots.
- 3.4 Appendix A to this report is exempt in accordance with S.100 I of the Local Government Act 1972, as amended by the Local Government (Access to Information) (Variation) Order 2006, as it contains information relating to the business affairs of the Council's tenants. For the Council to reveal provisional without prejudice negotiations at this stage may affect the Council's bargaining position with individual owners or tenants. It is therefore felt that the public interest in maintaining the exemption outweighs the public interest in disclosing the information.

Policy

- 3.5 The current policy of this Council is to work up a scheme that achieves total redevelopment of the Church Hill Centre as approved by the Council in December 2006.

Risk

- 3.6 There are a number of risks associated with this scheme, if it cannot be made financially attractive to developers. However if marketing the scheme shows that it is not currently viable then the Council can always defer the project at that stage to avoid any additional spending.

Sustainability / Environmental

- 3.7 No sustainability / environmental implications have been identified.

Report

4. Background

5. Key Issues

The Committee is asked to note the progress with this scheme and the proposed marketing date, as further detailed in Appendix A.

6. **Other Implications**

- Asset Management - The redevelopment is in accordance with the current Asset Management Plan and was appraised using good asset management practice guidelines.
- Community Safety - The redevelopment scheme will seek to reduce anti-social behaviour, and be built in accordance with the principle of 'Secure by Design.
- Human Resources - Continued staff time on this project with revenue consequences, with additional Officer time required in Legal Services.
- Social Exclusion - The proposal will encourage social inclusion, public participation and consultation has also achieved this.
- Sustainability - Environmental issues will be addressed at the formal planning stage.

7. **Lessons Learnt**

Marketing of the scheme has been delayed due to financial and property market fluctuations, these are outside the control of the Council, and could not, therefore have been predicted.

8. **Background Papers**

Papers held within Property Services, some of which are exempt (confidential).

9. **Consultation**

There has been consultation with relevant Officers in the preparation of this report

10. **Author of Report**

Any queries in respect of this report should be directed to Rob Kindon (Property Services Manager), who can be contacted on extension 3303 (e-mail: rob.kindon@redditchbc.gov.uk) for more information.

11. Appendices

Appendix A – Land assembly update and revised
Project Plan and budget estimates
– Confidential Appendix

(Appendix A to this report is exempt in accordance with S. 100 I of the Local Government Act 1972, as amended by the Local Government (Access to Information) (Variation) Order 2006, as it contains information relating to the business affairs of the Council's tenants, disclosure of which is not considered to be in the public's best interests).