

# Council

## 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 outcome of stage 1, and request consent to progress to stage 2, following the recommendations of the Church Hill Members Panel meeting, and further to request additional revenue funding to progress the scheme.

### 2. Recommendations

The Council is asked to **RESOLVE** that

- 1) progress on stage 1 of the scheme be noted;
- 2) additional revenue funding of £60,000 be approved to progress the scheme for the years 2009/10 and 2010/11, to the point of signing contracts and final project evaluation; and

the Executive Committee is asked to **RESOLVE** that

- 3) the selection of three parties to progress to stage 2, as detailed at Appendix A, be approved.

### 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 & B to this report are 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. The information also contains details of stage 1 confidential information about the prospective development partners. 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 marketing of the scheme shows that there are currently developers in the market place to carry out the Council's aspirations. The next stage of choosing a partner will still present the Council with a risk that until the exact financial deal has been agreed we will not know if it's financially viable. The Council can still withdraw from the appointment stage if the financial package does not prove sufficient for the Council to meet all costs.

### Sustainability / Environmental

- 3.7 No sustainability / environmental implications have been identified, at this stage, this will be addressed at detailed planning submission stage.

### Report

#### 4. Background

#### 5. Key Issues

The Committee is asked to note the progress with this scheme and the result of marketing. Plus the implications to proceed to the next stage, as detailed in Appendix A and B.

## 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, as also described in the Church Hill Special Planning Document (SPD)

## 7. Lessons Learnt

In the current market there was no alternative to marketing of the scheme to see if a developer could be identified. Although marketing was delayed it would appear that the decision to defer for 6 months was well justified and we may now be able to take this project forward. The extra delivery time could not have reasonably been anticipated.

## 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, and the Church Hill Members Panel which met again on 25<sup>th</sup> November 2009.

**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](mailto:rob.kindon@redditchbc.gov.uk) ) for more information.

**11. Appendices**

- Appendix A – Results of Stage 1 marketing and recommendations to progress the scheme to redevelopment and financial revenue implications
  - Confidential Appendix
- Appendix B - Indicative project plan, update (draft).

(Appendix A & B to this report are 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).

Confidential part follows:-