

Item 7

REPORT TO CABINET

3rd February 2005

**REPORT OF
DIRECTOR OF
NEIGHBOURHOOD
SERVICES**

Portfolio – Regeneration

SPENNYMOOR TOWN CENTRE PROGRAMME – CONTRACT NEGOTIATION

1.0 SUMMARY

- 1.1 The important role of the Borough's key towns in attracting investment and providing vital community services has been recognised by the Borough Council and Local Strategic Partnership. The Council has made a financial commitment to strengthening the role of Spennymoor as a local shopping centre and bring about physical improvements which will challenge the image of the town and increase it's competitiveness.
- 1.2 Spennymoor town centre has been prioritised for support through the County Durham Single Programme Major Centres programme. An application to access £2.2 m of Single Programme resource to implement an improvement programme to enhance the environmental quality of the town centre has been approved by One NorthEast.
- 1.3 Design work for the improvement of the pedestrian link between the Asda store and High Street have been completed and approval has now been received from the County Durham Economic Partnership to progress construction of this phase of works.
- 1.4 This report seeks Cabinet approval to enter into negotiation with a specific named contractor to agree terms and an estimate of costs for the construction of Phase 1 of this pedestrian link.

2.0 RECOMMENDATION

- 2.1 That the report be received and noted.
- 2.2 That approval be given for the Director of Neighbourhood Services to enter into negotiations with Seymour (Civil Engineering Contractors) Ltd. to agree terms and costs for the construction of Phase 1 of the Asda/High St. footpath link.

3.0 BACKGROUND

- 3.1 Spennymoor Town Centre has been prioritised for support through the County Durham Single Programme Major Centres programme. An application to access £2.2 m of Single Programme resource to implement an improvement programme to enhance the environmental quality of the town centre has been approved by One NorthEast.

- 3.2 Cabinet first considered the proposals for the Spennymoor Town Centre environmental improvement programme in December 2003. The extent and financial implications of the improvement scheme were then further considered by Cabinet in July 2004 in the Regeneration Services Capital Programme 2004/05 report.
- 3.3 Several phases of highway realignment and paving works have now been successfully completed at the Western Gateway to the town and along the full length of the High Street. Soft landscaping works to these areas are to commence in February 2005.
- 3.4 Proposals to improve links within the town centre and with other edge of town attractions/facilities scheme form an important part of the improvement programme. A significant scheme to improve the link between the central area and the leisure centre was completed in March 2003 and current plans include upgrading the link between the town centre and ASDA. Design work and detailed cost estimates for this pedestrian link have been completed and approval has now been received to progress construction of this phase of works.
- 3.5 The immediate construction of the whole of this element of the project has been prevented due to conflict with the construction of the gymnasium extension to the Leisure Centre. However, there is a need to maximise expenditure in relation to grant funding within the current financial year and, as a consequence, it is proposed that the works be accommodated in two phases, phase 1 to be carried out with immediate effect and phase 2 to commence next financial year upon completion of the external works to the Leisure Centre.
- 3.6 In order to progress construction of Phase 1 of the scheme as expeditiously as possible it is considered that negotiation of the terms and costs of the works with a specific contractor would provide both financial and operational benefits. Negotiation would also allow early commencement of the works and obviously assist in maximising expenditure in the current financial year.
- 3.7 Seymour (Civil Engineering Contractors) Ltd. have recently completed the Spennymoor High Street scheme on behalf of the Council. The contract for this scheme was secured in open competitive tender and the works involved in the scheme are of the same nature as those proposed for the Asda/High St. pedestrian link. Therefore, in accordance with Contract Procedure Rule 8 of the Council's Constitution permission is hereby sought to enter into negotiations with Seymour (Civil Engineering Contractors) Ltd. with regard to establishing terms and costs for the provision of the proposed pedestrian link. All such negotiations to be based on the conditions and rates in the contract documentation for the recently completed 'Environmental Improvements – High Street, Spennymoor' contract.
- 3.8 A further report detailing the outcome of the negotiations will be presented to Cabinet for approval prior to entering into any contract.

4.0 FINANCIAL IMPLICATIONS

- 4.1 The Regeneration Services Capital Programme report to Cabinet in July 2004 detailed the financial implications and funding arrangements for the whole of the initiative.
- 4.2 The estimated cost for the hard landscaping works associated with the whole of the Asda/High St. link is £135, 000. Phase 1 of the works is estimated at £54,000 all of which will be met from Single Programme funding.

5.0 CONSULTATION

- 5.1 Consultation on proposals for the town centre has focused on the Spennymoor Town Centre Forum. The Forum has been fully engaged in shaping the proposals. A major consultation exercise was undertaken in the town centre over June and July 2003 which involved a public exhibition of the town centre proposals and a public meeting where members of the public were able to make comments on the proposals. More focussed , detailed public consultations on specific elements of the initiative took place in October and November 2004. Local press was also used to publicise proposals and encourage local residents to comment.
- 5.2 The consultation indicated wholehearted support for the principle of a comprehensive Improvement Programme for the town centre, there were a number of specific concerns raised relating to the more detailed design of specific elements of the scheme which have been taken into consideration in the final designs.

6.0 SECTION 17, CRIME AND DISORDER ACT 1998

- 6.1 The aim of the Improvement Programme is to enhance Spennymoor Town Centre as a thriving local centre, an important element of this will be to ensure the town centre is safe and secure for users at all times of the day. This will be achieved through the installation of additional CCTV and improving the environmental quality of the centre.

7.0 LA21 SUSTAINABILITY ISSUES

- 7.1 The long term regeneration potential of the programme will make the most significant contribution to sustainable development. The Programme will generate significant investment and build confidence within the town which will create jobs and improve local services for the community. The programme should assist in strengthening the economic base creating a more vibrant, vital and competitive Town Centre. It is anticipated that the programme will also generate further private and public sector investment in the town leading to the provision of a wider range of services for the community of Spennymoor. Sustainable development will also be contributed to through improved transport links for pedestrians, cyclists and public transport within the town centre.

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Key Decision Validation: Not considered a key decision

Background Papers

Cabinet Report, Spennymoor Town Centre Programme - 11th December 2003

Cabinet Report, Regeneration Services Capital Programme 2004/05 – 1st July 2004

Examination by Statutory Officers

	Yes	Not Applicable
1. The report has been examined by the Council's Head of the Paid Service or his representative	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. The content has been examined by the Council's S.151 Officer or his representative	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. The content has been examined by the Council's Monitoring Officer or his representative	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. The report has been approved by Management Team	<input checked="" type="checkbox"/>	<input type="checkbox"/>