

WILTSHIRE COUNCIL

CABINET

23 February 2010

SALISBURY VISION UPDATE

Cabinet Member: Councillor John Brady - Economic Development, Planning and Housing

Executive Summary

Recent progress has been made on the Salisbury Vision in relation to the Market Place, the Maltings & Central Car Park and Churchfields projects.

Since the Implementation Executive meeting on March 16th 2009 significant work on governance, resources and project development/planning has taken place. This includes securing Sir Christopher Benson as Chairman, the appointment of Richard Walters as Vision Director and the establishment of an Internal Vision Board in the Council to ensure we respond to the needs and opportunities of the three Visions (Salisbury, Trowbridge and Chippenham) on a corporate basis. In addition, for each of the projects considered in this report, an implementation team led by the Vision Director has been established.

The work has informed an indicative delivery programme for the Market Place, the Maltings & Central Car Park and Churchfields projects.

Proposal

That the Cabinet:

- a) Note the progress of Salisbury Vision, especially in relationship to the delivery of the Market Place, the Maltings & Central Car Park and Churchfields projects.
- b) Approve the recommended approach for taking the three key projects forward as set out in Table 1, Table 2 and in section 3.3 of this report.
- c) Delegate authority to the Director, Economy and Enterprise, in consultation with the Cabinet member, to progress the three key projects as detailed; to be brought back to the Cabinet for key updates and decisions, as required.

Reason for Proposal

The Implementation Executive meeting on 16th March 2009 requested further detail on the delivery timetable and approach on the three key projects. This report provides an update on progress and seeks the Cabinet's support for the recommended approach including indicative delivery programmes for each project being developed by Salisbury Vision.

To ensure the Cabinet is in full support as we move into the implementation phase.

Alistair Cunningham, Service Director - Economy and Enterprise

SALISBURY VISION UPDATE

Cabinet Member: Councillor John Brady - Economic Development, Planning and Housing

Purpose of Report

1. To update Cabinet on the progress of Salisbury Vision, obtain approval for the proposed approach to the delivery of three key projects and delegate the Director, Economy and Enterprise, in consultation with the Cabinet member, to progress the three key projects as detailed.

Background

2. The Salisbury Vision suggests 24 integrated projects, ranging from the commercial redevelopment of major areas of the city, to the creation of new parks and open spaces and the improvement of the public realm. Together, these projects are intended to bring about a regeneration of the city.

Of the 24 projects, the Vision Board believes three are key to the delivery of the Salisbury Vision. These are the Market Place, the Maltings & Central Car Park and Churchfields projects.

The Salisbury Vision Special Purpose Vehicle (SPV) and these three projects were considered in detail by the Council's Implementation Executive on 16th March 2009 (Item 239).

This report is an update and does not repeat the background to the Vision or these projects which can be found in the 16th March 2009 Implementation Executive papers.

Main Considerations for the Council

3. Since the Implementation Executive meeting in March the following key actions have been delivered:
- (i) The appointment of Sir Christopher Benson as Chairman of Salisbury Vision Board in June 2009.
 - (ii) The appointment of Richard Walters as Vision Director in December 2009.
 - (iii) An Internal Vision Board has been established in the Council. It is chaired by the Council's Portfolio Holder with responsibility for co-ordinating the Chippenham, Salisbury and Trowbridge Visions. This Board, an internal group to the Council, comprises the Service

Directors/representatives of the Departments of Economy and Enterprise, Housing, Development Services, Strategic Services, Neighbourhood Services, Resources and Policy, Research and Communications. Its role is to ensure that the Council responds to the needs and opportunities of the three Vision areas on a corporate basis.

- (iv) For each of the three Salisbury Vision projects considered in this report an implementation team led by the Vision Director has been established.

Papers will be submitted to Cabinet to update and seek necessary approvals as we progress the implementation of these three key projects.

3.1 Update - The Maltings & Central Car Park

- 3.1.1 Further legal advice has been obtained on title matters, indicating that there are no fundamental or insurmountable legal impediments to the project.
- 3.1.2 Advice has also been provided on procurement matters.
- 3.1.3 Representations have been made in support of the site's allocation within the South Wiltshire Core Strategy by Salisbury Vision. Salisbury Vision will be represented at the relevant sessions in the Examination in Public commencing in March.
- 3.1.4 An indicative delivery programme has been produced outlining the anticipated programme up to the selection of a development partner (attached at Table 1). This has been provided as evidence to the Inspector.
- 3.1.5 The next stage is the appointment of legal and commercial advisers to assist in the pre-procurement stage, including the consideration of project scope and evaluation criteria.

Table 1: The Maltings & Central Car Park - indicative delivery programme

Stage	Tasks	Timescale (estimated)
Stage 1	Preliminary Legal Title and Procurement Advice Assembly of implementation team	Complete
Stage 2	Appointment of Legal and Commercial Advisers	End April 2010
Stage 3	Pre-procurement	To end June 2010

Stage	Tasks	Timescale (estimated)
	Confirm parameters / scope of project Evaluation criteria Procurement route Collation of site data: legal title, site surveys and other relevant information. Marketing Brief / information pack	
Stage 4	Development Partner Procurement Contract Notice and Selection Process Invitation to participate and submit outline solutions Invitation to submit detailed solutions Invitation to tender Award Contract	(12 months) June 2010 to June 2011
Stage 5	Town Planning	(12 – 18 months) June 2011 to June/Dec 2012
Stage 6	Start on Site	Early 2013

3.2 Update - Churchfields

- 3.2.1 Preparation of a draft brief to appoint Masterplan consultants is underway. This is taking place in conjunction with discussions with key parties (landowners and potential stakeholders) on the Masterplanning process.
- 3.2.2 A communications protocol exists with South Wiltshire Economic Partnership (SWEP) for liaison with the Churchfields business community.
- 3.2.3 Representations have been made in support of the site's allocation within the South Wiltshire Core Strategy by Salisbury Vision. Salisbury Vision will be represented at the relevant sessions in the Examination in Public commencing in March.
- 3.2.4 An indicative delivery programme has been produced outlining the anticipated programme to the completion of the Churchfields Masterplan

and commencement of project implementation (attached at Table 2). This has been provided as evidence to the Inspector.

Table 2: Churchfields - indicative delivery programme

Stage	Tasks	Timescale (estimated)
Stage 1	Assembly of implementation team	Complete
Stage 2	Pre-Masterplan preparation <ul style="list-style-type: none"> - Site appraisal work – collation of baseline information - Legal title review - Preliminary landowner liaison - Completion of Consultant Brief - Procurement of Consultant team (Masterplanners, commercial, engineering and other technical advisers) 	End June 2010
Stage 3	Masterplan <ul style="list-style-type: none"> - Option identification and testing - Site analysis - Stakeholder engagement - Financial review - Phasing plan / decant strategy - Implementation Strategy 	July 2010 to March 2011
Stage 4	Implementation <ul style="list-style-type: none"> - Based on outcome of Masterplan 	April 2011 - onwards

3.3 Update - The Market Place

3.3.1 The Salisbury Vision Board has approved a programme of works to develop a costed preliminary design for an improvement scheme on the Market Place. This will include necessary legal and technical investigations and consultation with relevant stakeholders.

3.3.2 This process is expected to take approximately six months to complete. On completion, the Vision Board will consider the proposals and identify a

preferred option to progress to detailed design and contractor procurement.

- 3.3.3 The appointment of a contractor and commencement of works is anticipated in the spring of 2011.
- 3.3.4 Delivery of the works is expected to be undertaken in phases to allow, wherever possible, the continued operation of the market during the construction period.

Environmental Impact of the Proposal

4. None has been identified as arising directly from this report. Environmental impact will be assessed as part of the development and due diligence of each project.

Equalities Impact of the Proposal

5. None has been identified as arising directly from this report. Equalities impact will be assessed as part of the development and due diligence of each project.

Risk Assessment

6. One significant potential risk to the successful implementation of these key Salisbury Vision projects is any disconnect between the work supported through the Salisbury Vision and the Cabinet/Council. The risk is mitigated by Cabinet membership on the Board. Regular Cabinet update/decision papers and briefings to members of the Community Area Board will also be important.
7. Failure to progress the Maltings & Central Car Park and Churchfields projects in a timely manner will impact of the deliverability of key projects within the South Wiltshire Core Strategy (as they form part of it).
8. Detailed risk assessments and risk management plans for the key individual projects are currently being updated and will form part of our next report to Cabinet.

Financial Implications

9. A key objective is for Salisbury Vision projects to be self financing. There are anticipated land sale receipts arising from the Maltings & Central Car Park and Churchfields projects as well as potential disposal receipts from other sites within the City.
10. A separate report "Capital Programme Proposals 2010-11 to 2012-13" being taken to Cabinet/Council this month requests a total of £3 million for the Salisbury Vision. This is comprised of unsupported borrowing of £750,000 in 2010-11 together with £750,000 unsupported borrowing that will be rolled forward from 2009-10. There are also amounts of £750,000

in the 2010-11 and 2011-12 financial years funded from within the LTP arrangements.

Legal Implications

11. None has been identified as arising directly from this report.
12. The Council's Legal Department has been closely involved in the development of the Market Place and the Maltings & Central Car Park projects to date. Their involvement on all three projects is critical.

Options Considered

13. Detailed option appraisal work will form part of the next stages of the three key projects, informed by professional advisers.

Conclusions

14. A programme for action has been outlined in respect of the three Salisbury Vision projects above. An Internal Vision Board has been established in the Council to provide cooperate oversight and coordination. The internal structures are in place to move to the next stage of delivery, and the resources required in the short term have been identified.

Proposal

That the Cabinet:

- d) Note the recent progress of Salisbury Vision, especially in relationship to the delivery of the Market Place, the Maltings & Central Car Park and Churchfields projects.
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To ensure the Cabinet is in full support as we move into the implementation phase.

Alistair Cunningham
Service Director, Economy and Enterprise

Report Author:

Alistair Cunningham

Date of report:

February 15th 2010

Background Papers

None

Appendices

None

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