

Report to the Cabinet Member for Highways and Transport
Report submitted by: Interim Executive Director for Environment
Date: 5 March 2015

Part I

Electoral Division affected:
Burnley Central East

Funding of Public Realm Works at St James's Street, Burnley Town Centre

Contact for further information:
Nick Stafford, 01772 530651, Environment Directorate,
Nick.stafford@lancashire.gov.uk

Executive Summary

The County Council, working closely with Burnley Borough Council (BC), is proposing to undertake works on St James Street that will reinvigorate the public realm at the core of Burnley's Retail and Business area. It is considered that investment in the public realm at the heart of the Town Centre would significantly improve investor confidence and assist in bringing forward a number of development proposals in the short and long term.

It is proposed that the total cost of the project, which is estimated to be £3.0m is funded by equal contributions of £1.5m from Lancashire County Council and Burnley BC.

This is deemed to be a Key Decision and the provisions of Standing Order No 25 have been complied with.

Recommendation

Subject to a formal agreement with Burnley BC on the conditions for utilising the funding, the Cabinet Member for Highways and Transport is asked to approve that a funding contribution of £1.5m from Burnley BC is added to the County Council's Capital Programme, establishing a maximum project fund of £3.0m to deliver the project.

Background and Advice

St James's Street and the adjacent Curzon Street are the premier shopping thoroughfares located in Burnley's Town Centre's retail core. As well as its shopping offer, St James's Street provides key gateway locations to the wider retail and business core, and the main entrance point to the Charter Walk Shopping Centre. It is a pedestrianised route with provision for service vehicles for loading at restricted times, and performs adequately for the primary shopping function. However, the layout of the street, the profusion of large planters and kiosks, combined with

materials and furniture associated with the 1980's gives this street a very dated appearance.

In order to address a decline in the Town Centre's shopping index ranking (which reflects its attractiveness to shoppers) and complementing other significant regeneration investment in the Town, Burnley BC is committed to the creation of a contemporary, high quality public realm in the Town Centre integrating Burnley's retail and business core with key strategic sites including the Weaver's Triangle and the Knowledge Quarter. It is considered that investment in the public realm at the heart of the Town Centre would significantly improve investor confidence and assist in bringing forward a number of development proposals in the short and long term, for example the reconfiguration of Charter Walk.

Burnley BC has developed a concept plan for a renewed public realm along St James's Street and since late in 2014 Lancashire County Council officers and Burnley BC officers have been working jointly to consider design options and materials in more detail, refining the concept and working towards an agreed outline design. The proposed improvement would be entirely within the public highway.

In accordance with the Council's vision to support and create prosperity, health and well being, it is proposed that the County Council take the lead to deliver this project. The intention is to complete the design and commence work on site in the second half of 2015/16. The cost of the project is currently estimated to be £3.0m and includes for the provision of new surfacing materials, the creation of a town/market square and improved lighting, street furniture, signing, planting and the installation of art work.

It is proposed that the project is funded in equal parts by Burnley Borough Council and Lancashire County Council. Burnley BC has committed £1.5m to the project split equally across two financial years, 2015/16 and 2016/17. Subject to a formal agreement with Burnley BC on the conditions for utilising the funding, it is recommended that this funding contribution is added to the £1.5m allocated in the Capital Programme to provide a maximum funding package of £3.0m, allocated annually as set out below:

Contribution	2014/15	2015/16	2016/17	2017/18	Total
LCC	50,000	£200,000	£700,000	£550,000	£1,500,000
Burnley BC		£750,000	£750,000		£1,500,000
Total	50,000	950,000	£1,450,000	£550,000	£3,000,000

A programme to phase the works in accordance with the availability of funding will be worked out and agreed with Burnley BC when the design and practicalities of implementing the works are understood in more detail.

Consultations

N/A

Risk management

- **Reputation**

This is a very high profile project for the County Council and Burnley BC. It is therefore essential to ensure the design and delivery of the project are carefully considered and managed to avoid a negative impact on the reputation of the county council. To ensure we get the design and implementation right first time, together with Burnley BC an experienced project delivery team has been assembled which is led by a county council officer. The team can draw on the experience gained from the delivery of Fishergate and other recent public realm projects, and by utilising LHS Operations for construction, specialist construction skills will be available early in the design process to carefully plan how the works are delivered.

- **Financial**

A £3.0m budget is regarded by both the county council and Burnley BC as the maximum amount required to deliver the project. The budget includes for the provision of architectural lighting to buildings and the installation of artwork at key locations. It is recognised that these features and some other elements are not essential to deliver the main project outcomes and could be scaled back or omitted from the project without compromising quality. With this degree of flexibility the project is not considered to present any financial risk.

- **Legal**

Traffic regulation on St James's Street and adjoining roads will remain the same.

Financial

The Environment Directorate's new starts capital budget agreed at County Council on 12th February 2015 includes a contribution of £1.5m towards the public realm works in Burnley Town Centre. The inclusion of additional resources from Burnley Borough Council into this project, increasing the project value to £3m, represents no additional financial implications for the County Council.

Any additional maintenance costs associated with the project over and above the current provision will be met by Burnley BC.

List of Background Papers

Paper	Date	Contact/Directorate/Tel
-------	------	-------------------------

None

Reason for inclusion in Part II, if appropriate

N/A.