

RIBBLE VALLEY BOROUGH COUNCIL DECISION
REPORT TO PLANNING AND DEVELOPMENT COMMITTEE

Agenda Item No

meeting date: 3 FEBRUARY 2011
 title: REVISED CAPITAL PROGRAMME 2010/11 AND PROPOSED PROGRAMME 2011/16
 submitted by: DIRECTOR OF RESOURCES
 principal author: NEIL SANDIFORD

1 PURPOSE

1.1 To approve the revised programme for the current year and also the future five-year capital programme for this committee.

2 BACKGROUND

2.1 This report will review the following:

- i) The current year's programme.
- ii) Draft programme of schemes to be carried out in the following five years (2011/12 to 2015/16).

3 ORIGINAL PROGRAMME 2010/11 – CURRENT FINANCIAL YEAR

3.1 The original capital programme for the current year did not include any schemes for this committee. However, at a meeting of Policy and Finance Committee on 8 June 2010, it was agreed that £25,000 be contributed to support phase 1 of the Barrow Business Park project.

3.2 This scheme is financed from funding through Regenerate Pennine Lancashire. An invoice was submitted to RPL for £25,000 and was paid on 18 January 2011.

4 REVISING THE CURRENT YEAR'S PROGRAMME

4.1 Discussions have been held with the budget holder for this scheme and in this instance no revision was required to the budget for the current financial year. Updated capital evaluation forms have been previously completed by the responsible officer and reported to committee.

4.2 In summary, the revised programme is:

Cost Centre	Scheme	Budget Analysis				Expenditure Analysis
		Original Estimate 2010/11 £	Additional Approvals 2010/11 £	Total approved Budget 2010/11 £	Revised Estimate 2010/11 £	Actual to date 2010/11 £
BWBRK	Barrow Brook Development Programme	0	25,000	25,000	25,000	25,000

5 DRAFT PROGRAMME 2011/12 TO 2015/16

- 5.1 Officers have been asked to submit any new schemes for consideration in the five-year capital programme. Only one new scheme has been put forward and within the existing five year capital programme there are currently no previously approved schemes for this committee.
- 5.2 It should be noted that this is only a possible programme that will require further consideration by the Budget Working Group and by Policy and Finance Committee who will want to make sure that it is affordable both in capital and revenue terms.
- 5.3 A new capital scheme pro forma has been completed by the relevant officer for the proposed new schemes. This is attached at Annex 1 (YELLOW).
- 5.4 The proposed new scheme is for feasibility work for Clitheroe Market Area Redevelopment and is shown at a value of £30,000. However the Council will receive funding towards this scheme of £15,000 from Lancashire County Developments Ltd. The scheme cost is shown at £30,000 as it is anticipated that this Council will be responsible for the operation of the scheme.
- 5.5 Members should therefore consider the new scheme and put forward any amendments that they wish to make at this stage. If the new scheme is approved, a capital evaluation form will be completed and reported to committee in the next cycle.
- 5.6 A summary of the five-year programme for Planning and Development Committee is shown below:

2011/12 £	2012/13 £	2013/14 £	2014/15 £	2015/16 £	Total £
30,000	0	0	0	0	30,000

6 RECOMMENDED THAT COMMITTEE

- 6.1 Approve the revised capital programme for 2010/11 as set out at paragraph 4.2.
- 6.2 Consider the future five-year programme for 2011/12 to 2015/16 as set out at Annex 1 with any amendments you wish to make.

TECHNICAL ACCOUNTANT

PD1-11/NS/AC
19 January 2011



1 Capital Scheme Title

Clitheroe Market Area Redevelopment
(submitted by: Colin Hirst)

2 Brief Description of the Scheme

This project flows from the Clitheroe Town Centre Masterplan and relates to the potential redevelopment of the Market area. This is the second stage of work that would prepare feasibility reports on the development options for consideration by the Council. This phase of work will cost £30,000 shared equally between RVBC and Lancashire County Developments Ltd.

3 Financial Implications – CAPITAL

	2011/2012 £	2012/2013 £	2013/2014 £	2014/2015 £	2015/2016 £
Scheme Cost	30,000				

4 Financial Implications - REVENUE

Annual Revenue Implications	None identified
------------------------------------	-----------------

5 Please indicate the start date and duration of the project including key milestones.

This second stage is anticipated to start in April 2011.

6 If this is a new asset, what is the expected useful economic life of the new asset? If this is a refurbishment scheme what is the current expected useful economic life of the asset, and by how long does this bid increase the functional lifespan?

The report will be time constrained in some elements due to market information but would be anticipated to be used to inform Council actions by September 2011.

7 Please detail any additional information in support of your bid

The work to be funded through this bid represents the essential pre investment expenditure to enable the Council to determine how best to take the redevelopment of the market area forward and to be in a position to maximise potential future development opportunities as investor and market conditions improve. In order to take positive action the Council needs to have a strategy in place to respond to an economic upturn and developer interest.

8 Are there any Government recommendations or guidelines to undertake this scheme (including any legislative Health and Safety requirements etc) and what would be the consequence of not doing the scheme

None identified.

9 Link to the Council's Ambitions

To be a well managed Council and to protect and enhance the existing environmental quality of our area

10 Performance Management

The basis of the project is to enable management efficiencies to be introduced.

11 In which ways would this scheme improve the efficiency or value for money of the service?

The scheme will deliver improvements to the Councils market and opportunities for car parking management within the town centre.

12 Please provide details of any consultation that has taken place with local people, partners, staff or any other stakeholders with regard to this scheme.

The scheme was identified as a key catalyst project within the Masterplan adopted by members in June 2010. Consultation was carried out with stakeholders and the public during the development of the Plan.

13 Please detail the measures that would be put in place to minimise the impact that this scheme will have on the environment.

A sustainability appraisal will be an inherent part of the pre investment appraisal.

14 Risk Assessment – Please detail any risks that you envisage and how they would be mitigated

Political: Any redevelopment scheme will be subject to political scrutiny, in part the issues have been raised through the masterplan process and the pre-investment report itself is the tool with which to inform and manage the decision making process.

Economic: The scheme will have an economic impact on the Councils operations and future value of assets as well as influence economic wellbeing in the town centre.

Sociological: None identified

Technological: Retail activity may be affected by changing customer patterns as a result of technology. Ultimately this project is about supporting and enhancing the town centre.

Legal: Council decisions should be informed and best value achieved. The report will support this.

Environmental: The existing market area presents a number of environmental challenges. This project seeks to address these in the longer term.

15 What would be the impact if the Scheme was DELAYED or DELETED

Delay or deletion of this scheme would undermine the effect of the Councils town centre development plan.