

- **Author:** Executive Team
- **Board Meeting:** 15 May 2012
- **Paper Reference:** 2012-04-07-01
- **Advice:** That the Board:
 - a. **Endorse** the progress that has been made on the Northampton Town Centre Programme.
 - b. **Note** that the design of the Bus Interchange was approved by the Chair and Deputy Chair on 13 March 2012.
 - c. **Note** that the Avon Nunn Mills CPO was agreed and signed by the Chairman on 30 March 2012.

1. Background

- 1.1 This report sets out progress and the key issues relating to the delivery of the key projects in Northampton Town Centre.
- 1.2 Work with our local authority partners has progressed through monthly meetings of the Strategic Group, Directors Group and the Coordination and Monitoring Group meetings. Following a recent review by the Strategic Group it has been agreed that this arrangement be simplified. From now on the Programme will be managed through the Strategic Group and the Directors Group.
- 1.3 A joint Northampton Town Centre Programme is still being prepared. It is now intended that this will be agreed by the respective Cabinets in June.
- 1.4 Progress continues to be made on each of the projects in the Northampton town centre programme. This report presents a progress update on each project since the last report to the Board.

2. Castle Station

- 2.1 The key objective for the Station Project remains securing funding to deliver the Station redevelopment. Whilst significant progress has been made a complete funding package has not yet been agreed. High level engagement with Government has continued on the scheme, which is a key part of the Northampton Waterside Enterprise Zone.

- 2.2 The value engineering work that built on the cost review undertaken by Davis Langdon for WNDG, and led by Northamptonshire County Council (NCC) and Network Rail is substantially complete. The aim of that work was to identify opportunities to reduce the cost of the project to less than £20m without compromising its key objectives. These were that the 'gateway' design is maintained along with the provision of increased capacity to cater for future growth.
- 2.3 The key outcome is that there is confidence that a £20m project is achievable based on a refined scheme design.
- 2.4 Delivery of the station is dependent on funding being approved. Subject to this, a very challenging programme with a milestone for the completion of the new station of 31st March 2014 has been identified. Network Rail has appointed a new Project Sponsor to the scheme.
- 2.5 At the request of WNDG, Network Rail is reviewing the programme to ensure that it is achievable and to confirm WNDG's understanding of what the key next steps are. These are currently understood to be:
- Confirm the delivery strategy and negotiate the appropriate Implementation Agreement with Network Rail
 - Undertake the required re-design work and secure Network Rail's Guide to Railway Investment Projects (GRIP) Stage 4 verification of the alternative design.
 - Commence Station Change, the rail industry regulatory approval process for changes to stations.
- 2.6 A number of risks to the project and programme remain and will need to be closely monitored. All of the above activities can take a significant amount of time to complete and it is critical that, should funding be confirmed, they are completed as soon as possible so the scheme can move forward to procurement for the main construction works.
- 2.7 Delivery of the station is subject to a very challenging programme and further delay on securing funding increases the already considerable risk that the scheme will not be able to be completed by end March 2014. The Programme will need to be agreed by Network Rail.
- 2.8 Network Rail will also need to agree the station re-design and GRIP Stage 4 verification. In addition, the planning 'Prior Approval' issued for the current station design by the Borough Council will need to be repeated for the revised design, which may take time.

2.9 Meetings with Network Rail and others are taking place to ensure that progress continues to be made in securing the funding required to deliver the station and to ensure that work can commence as soon as possible thereafter.

3. St Peter's Waterside

3.1 On the 15th February the WNDC Board authorised the making of a Compulsory Purchase Order (CPO) for St Peters Waterside. The CPO will enable WNDC to acquire the Capital and Provident (C&P) site and to clean up title of a number of other smaller areas of land, typically part of a highway, highway verge and river bank where underlying ownership is unknown.

3.2 All those with interests in the land, or adjoining land, have been notified of WNDC's intention to CPO the land. The land referencing and requisitioning is complete.

3.3 The CPO Map, Schedule and Statement of Reasons have now been finalised. The Form of Order has been drafted by Wragge's and the intention is to have the Order signed and sealed on 14th May 2012.

3.4 The programme going forward is as follows:

- Finalise CPO, Map, Schedule and Statement of Reasons – Complete.
- Make the CPO – 14 May 2012
- Objection period closes – June 2012
- Objections considered and resolved (No Public Inquiry) – August 2012
- Secretary of State Decision (Confirm CPO) – September 2012
- General Vesting Declaration made – November 2012
- Possession – December 2012

3.5 The above programme assumes that there is not a Public Inquiry. If a Public Inquiry is needed then approximately 3 months will be added to the final 4 activities.

3.6 The negotiations with landowners are being taken forward in the context of the proposed CPO. These negotiations are being led by CBRE and will primarily be focused on C&P.

3.7 Northamptonshire County Council (NCC), Northampton Borough Council (NBC), National Grid and Carlsberg continue to be supportive of the planned CPO and senior level meetings have been held with all these organisations.

3.8 Whilst the University remain supportive of the Innovation Centre it is clear that they will not commit to the investment required before, or separately to, their decision on relocation of the Campus.

- 3.9 This puts a decision on the Innovation Centre back to mid-May at the earliest. On the assumption that the University decision is positive and funding can be committed by June then completion of the project is still possible by March 2014.
- 3.10 In parallel with the planned CPO process, work is progressing that will ultimately lead to the redevelopment of St Peters Waterside. WNDC's framework property advisor CBRE has set out the procurement options for delivering a scheme on the site. The demonstration of developer interest in the site and the deliverability of the scheme will be important in supporting the CPO process. Therefore, procurement of a development partner will commence next month with an initial OJEU notice for Expressions of Interest.
- 3.11 Negotiations continue with National Grid regarding their plans for the Gas holder sites and the CPO. Meetings to outline WNDC's CPO plans have been with National Grid and Carlsberg. Both are supportive.

4. Avon Nunn Mills

- 4.1 The report to the last meeting of the Board set out the key work streams being progressed to deliver the project. Progress has continued to be made in the following areas:
- Compulsory Purchase Order
 - Landowner Liaison
 - Procurement
- 4.2 The Compulsory Purchase Order (CPO) was made on 30 March 2012 in line with the Board resolution made on the 13 December 2011. The land included within the CPO was within the extent of the draft Order map taken to Board on 15 December 2011. The changes made to the plan are as follows:
- Land to be acquired within Becket's Park has been reduced to reflect the road infrastructure granted consent in December 2011 and discussions with NBC.
 - Some areas previously shown as pink in the area of Midsummer Meadow and the River Nene are now shown as blue as we are only seeking to acquire rights to discharge from the proposed infrastructure into the River.
 - The electricity sub-station to the east of the Taylor Wimpey and Persimmon land interest has been excluded from the CPO. It is not envisaged that in the redevelopment of the site this piece of essential infrastructure will be moved.
 - Land including Delapre Brook and Delapre Lake previously shown as pink is now shown as blue as rights will be acquired for surface water drainage into these water courses.

- 4.3 The following is the programme for taking forward the CPO -
- Objection period closed 3 May 2012
 - Public Inquiry to be held July 2012
 - Secretary of State Decision December 2012
 - General Vesting Declaration January 2013
 - Possession March 2013
- 4.4 The deadline for objections to the CPO has now passed. A total of nine objections have been made. Each objection is now under review by the CPO team in order to start to prepare the Statement of Case.
- 4.5 The date for the Public Inquiry is still to be set. However contact has been made with the Planning Inspectorate (PINS) and National Unit of Land Acquisition and Disposal (NULAD) and an Inquiry date is anticipated during July.
- 4.6 The negotiations with landowners continue and are being led by CBRE. The principal landowners and statutory undertakers with interests in the site have all been engaged.
- 4.7 An important aspect of the delivery strategy is the procurement of a development partner. Subsequent to the resolution of the Board on 13th December 2011 to progress the CPO, a meeting was held with WNDC team members, SNR Denton and CBRE. It was agreed that a public procurement process to appoint a developer to bring forward the site would support the case for a successful CPO. The University interest can be accommodated in this process.
- 4.8 The procurement process adopted is the Competitive Negotiated Procedure because at this stage in the process it is the preferred procedure to the market, it offers flexibility in the stages used and there is no deadline or timeframe in which to complete negotiations. Work to date includes:
- soft market testing - to test if there was a market interest in the development and to shape the procurement approach used.
 - published advert in the Estates Gazette – to inform potential developers of the upcoming opportunity.
 - published Prior Information Notice and a subsequent Official Journal of the European Union (OJEU) Contract Notice to inform developers of the upcoming opportunity and to mark the official start of the procurement process.
 - Prepared pre-qualification pack to support the Contract Notice.

4.9 Key dates are as follows:

Date	Milestone
June 2012	Waiting period for requests to participate expires
June 2012	Scoring of Pre Qualification Questionnaires (PQQ's) commences
July 2012	Projected CPO Public Inquiry
July 2012	Long listing concludes
September 2012	Outline Proposals process begins
December 2012	Short listing takes place
January 2013	Interviews commence
February 2013	Appoint Development Partner

4.10 SNR Denton and CBRE as our framework partners are supporting WNDC through each stage to ensure we mitigate any risks.

5. Grosvenor Centre

- 5.1 The programme for the Stagecoach lease buy out and bus interchange facility development has been updated by NBC. This now indicates that the new facility is unlikely to be completed until November 2013, with vacant possession of the existing bus station secured simultaneously. Demolition of the existing bus station is anticipated to start in April 2014. The earliest realistic anticipated timescale for start on site for the Grosvenor Centre would be January 2015, subject to planning and CPO processes.
- 5.2 Following the appointment of a design team by Legal & General, progress has been made towards moving forward the Grosvenor Centre scheme. A design workshop has been completed that sought to build greater collaboration and understanding across the public and private project team. In addition, a revised programme has been prepared, which anticipates a submission date of December 2012 for the planning application. This reflects programme delays and the need for greater community engagement, as advised by the project team.

- 5.3 The design for the new bus facility at the Fishmarket is being progressed by the County Council, in conjunction with NBC and WNDC. The planning application for the Interchange was submitted to the Borough Council on 13 March.
- 5.4 Procurement and delivery of the new bus interchange is being finalised between the Borough and County Council. The Funding Agreement with NBC requires WNDC to be satisfied with the proposed contract for delivery.
- 5.5 The Northampton Waterside Enterprise Zone does not directly affect the scheme as the Grosvenor Centre development sits outside the EZ area.

6. St John's Project Angel

- 6.1 Project Angel aims to tackle the lack of high quality office accommodation in Northampton for private and public sector organisations. The project will bring back Council office workers into the town centre and increase the footfall in town. The project will also create a new gateway to the town centre bringing life back into an underused and unattractive area.
- 6.2 The Outline Business Case is still in development and is programmed to go to NCC Cabinet on 4 September to gain endorsement to take the project forward to Full Business Case. A new governance structure has been agreed for the project.
- 6.3 NCC is preparing a resourcing plan for the next stages of the project, which will set out how WNDC may be able to contribute to and support delivery. Once this has been received the proposals will be reported to the Board. It is anticipated the resource plan will be in place by mid-end of May.
- 6.4 At St John's the University of Northampton has been working with the Borough Council to provide more student accommodation in Northampton Town Centre and contribute to the Council's objective of high quality regeneration of the town.
- 6.5 St John's surface car park has been identified as a key development site and the proposal for student accommodation fits well with the regeneration objective and also supports the creation of a "cultural quarter" in this part of town.
- 6.6 Within the development site, Albion Place car park has been identified to accommodate a hotel, café and restaurants and landscaped public space.
- 6.7 The student accommodation will provide approximately 465 bed spaces with associated facilities including study areas, common rooms, laundry and gym.
- 6.8 Planning permission for the accommodation was granted to the University on 20 April 2012.

- 6.9 NBC have now served notice to NCC and have advertised the formal parking order to ensure users are aware that the car park will be closed on 16 June 2012. This will allow the University to start on site on 18 June 2012.
- 6.10 The Highways solution for St John's and Project Angel has been proposed at an estimated cost of £2m. NCC submitted their final bid to Northamptonshire Enterprise Partnership (NEP) on 26 April 2012 for £1m of Growing Places funding to support the costs of the highways and public realm solutions. It is anticipated that the outcome of the bid will be made public on 20 June. It is hoped that the highway works will commence in July 2012.
- 6.11 Royal and Derngate Theatre Trust have been working closely with planning officers to discharge condition on the planning application for the new cinepod for the theatre. It is anticipated that work will commence on site in June and be complete before the start of the Christmas season of events.