

Notes of the Town Centre Re-generation Programme Board Meeting held on Wednesday 28th October 2009

In attendance

Phil Street
Richard Savoury
Brian Nicholls

MS Project Training

RS and Ross Walker have now completed formal MS Project training and will be converting all manual/excel based project plans onto this media moving forward. This will allow visibility of task/project dependencies etc.

Railway Station

Last meeting scheduled for October '09 was postponed with extremely late notice.

Re-scheduled meeting now for the 11/11/09.

A Project Plan with start/end dates will be available from the Passenger Transport Team at this meeting.

Outline works start date forecast for the end of 2010.

Whilst the funding gap for the original Railway Station specification remains, it also remains possible to commence build based on "modular" Train Station option within existing funding levels. Clearly this will not include all of the previously considered "options" for the Station. RS has the specific details.

Police & Fire Station

The Board of Governors met on the 13/09/09 to discuss sale of site.

The majority of the Governors were in favour of the sale based on the valuation available at the time.

Delays built into decision making process however after the Governors requested a further independent valuation of the site.

Confirmation on the sales of the property anticipated this month.

Dependencies – Additional independent Property valuation

Civic Centre

WCC have not approved the PID submitted by RS stating that it was too prescriptive in nature.

RS has now produced a brief mandate document relating to the management of all assets which is to be forwarded to the Steering Group for approval.

The mandate if accepted will force the County to review all assets currently

within scope rather than just the “favoured” items.

Dependencies - Due to the wide ranging, all inclusive nature of the mandate i.e. inclusion of Spadesbourne, Worcestershire Hub, Dolphin Centre etc. within scope, there are a large number of inter-related dependencies attached to this project.

Resurfacing of pavements

This is a discreet, stand alone project with PS meeting with John Fraser w/e 30th October to obtain agreement on available spend for re-surfacing works to pavements.

Dependencies - None

Market Hall Demolition

Terms of reference for demolition of site now complete and agreed.
Demolition of site due to commence in March '09.
The site will become additional car parking only until such point as an alternative use is found for the site.

Dependencies – None currently

New Town Centre Pedestrian Signage

Signage now received and currently at Depot.
Signage will be installed in Town Centre during November '09

Dependencies – None

Recreation Road Property Review

Completed – No further actions at his point.

Confirmation of £10,000 “windfall” Christmas funding from WCC.

Funding terms now agreed.
Funding will contribute to:-

- General Christmas festivities/activities.
- Additional Christmas lighting
- Seasonal Planting

Dependencies – None

High Dependency Unit – Notes on Budget overspend

Budget overspend of approximately £20k based on revised £175K forecast spend.

NB. It should be noted that the original build specification came in at circa £300k. This was subsequently heavily re-worked by RS to the £175K spec.

The over spend related to a number of specific items:-

- Additional Community Safety features incorporated in final build.
- Additional Anti-Vandal measures
- Additional disabled facility features

These additional features were incorporated based on the view that an attendant would not be employed.

Subsequently, an attendant has been employed which may have obviated these additional costs.

However, they are seen as being a potential maintenance cost saving in the longer term.

Dependencies – None

Sainsbury's – Road Junction Development

Sainsbury's were considering 3 options for the potential road junction

Only 1 option met the necessary criteria for both Sainsbury's and BDC.

This option is now being considered and developed further.

The option would have the minimum impact upon the landscape, existing trees etc.

It would incorporate changed traffic priorities and additional traffic lights plus a new road across the existing car park.

Detailed plans are now available for review.

Construction only costs are estimated by Sainsbury's to be in the region of £330k.

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