



REPORT OF:	DIRECTOR OF PLACE
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TO:	EXECUTIVE
DATE:	8 th November 2018
EXECUTIVE MEMBER:	Cllr E. Humphreys

KEY DECISION REQUIRED:	NO
WARD (S) AFFECTED:	HORLEY CENTRAL

SUBJECT:	Horley High Street Update
<p>RECOMMENDATIONS:</p> <ul style="list-style-type: none"> (i) That Executive notes the progress that has been made to date to bring forward the delivery of the third phase of public realm improvements in Horley town centre (ii) That authority is given to the Director of Place to increase the total budget for the project to £750,000 which will be provided by an additional allocation of funding of £120,000 from Surrey County Council. (iii) That the Director of Place, in consultation with the Executive Member for Business & Economy, be delegated authority to make any further minor changes to the scope of the scheme and terms of the contract within the approved budget. 	
<p>REASONS FOR RECOMMENDATIONS:</p> <p>The provision of comprehensive improvements to the Horley High Street pedestrian precinct will create a high quality, attractive and flexible space. The improvements will enable the precinct to be used for a variety of activities and the enhanced townscape will improve public perception and business confidence, helping to attract visitors and investment to the town centre.</p> <p>Following the appointment of Surrey Council (SCC), as Highways Authority to lead the delivery and management of the project from design to construction, the scheme has been fully designed and costed, a contractor selected and relevant statutory approvals put in place.</p> <p>While a number of cost savings have been made, the total cost (including fees) exceeds the original budget allocation agreed by Executive at its meeting on 13th July 2017.</p> <p>In order that the scheme can be delivered SCC has agreed to increase their allocation of Section 106 contributions to the scheme. The total revised budget is £750,000. Importantly no additional funding is being sought from the Borough Council's capital programme.</p>	

EXECUTIVE SUMMARY:

On 13 July 2017 Executive agreed the scope of the third phase of public realm improvements in Horley town centre, as an identified priority area for regeneration.

This included comprehensive enhancements to the pedestrian precinct, which forms part of the High Street, to create a high quality, flexible and attractive streetscape at the heart of the town centre.

Since that time good progress has been made to bring forward the scheme. Despite a number of refinements to bring the costs down, unfortunately the total cost of the scheme exceeds the total budget that was agreed by Executive.

The total original budget included £530,000 from the Council's approved capital programme and £100,000 from SCC's Section 106 contributions.

In order to not reduce the scope or the quality of the works, SCC has agreed to provide an additional £120,000 of Section 106 contributions to the scheme.

Authority is therefore sought to increase the total budget to deliver the scheme. No additional funding is being sought from the Borough Council's capital programme

Executive has authority to approve the above recommendations

STATUTORY POWERS

1. The Council has wide ranging powers to promote the economic, environmental and social well-being of the borough. These powers are derived from the Local Government Act 2000 and also include the powers of general competence under section 1 of the Localism Act 2011 to do anything that individuals with full capacity generally may do, subject to the provisions of the Act.

BACKGROUND

2. The Council has designated Horley town centre as a priority area for regeneration and has been working with our partners over many years to help improve its vitality, vibrancy and competitiveness.
3. Part of this work is to improve the quality of the public realm. Two successive phases of improvements have been implemented to date.
4. On 13 July 2017, Executive agreed the scope of the third phase of improvements in Horley town centre. This includes works to the pedestrian precinct which occupies a prominent and important location, situated on the High Street, between Victoria Road and Albert Road.
5. While the precinct occupies a key position within the town centre, the quality of the street scene is poor and lacks design coherence. Footways are patched and uneven; the current layout is inflexible making it difficult to hold a range of activities that will

help to bring vitality and vibrancy to the town centre; and there is indiscriminate loading and unloading during the day.

6. The project will undertake comprehensive improvements to enhance the quality of the public realm in the pedestrian precinct to:
 - create an attractive, safe and accessible space for town centre users;
 - create a flexible space that can be used for a range of activities, including areas for events, eating and drinking and places to meet and relax; and
 - regularise loading and unloading arrangements.
7. These improvements will improve the physical environment; help to introduce new uses to create increased vibrancy; act as a catalyst for investment; encourage people to dwell longer and to spend more, and improve public satisfaction.

KEY INFORMATION

Progress to date

8. Significant progress has been made to date in bringing forward these improvements.
9. Surrey County Council (SCC) has been appointed to lead the delivery and management of the project from design to construction.
10. Reigate and Banstead Local Committee have authorised that amendments be made to various Traffic Regulation Orders. These have been advertised, no objections have been received and consequently the orders can be made
11. SCC has completed the detailed design of the scheme.
12. A Section 58 New Roads and Streetworks Act restriction has been put in place.
13. The works have been notified to the Health and Safety Executive under CDM Regulations.
14. The works have been priced by SCC's nominated principal contractor and a contractor – Murrills - has been selected from their framework agreement.

The scope of works

15. The scheme has been developed in consultation with local members, businesses and the Horley Town Management Group.
16. The project scope will encompass: resurfacing the pedestrian precinct; the provision of new lighting and street furniture (including signage, planters and seating) and the installation of new dedicated loading facilities.

Costs

17. The costs of the project have increased above the approved total budget for a number of reasons. This includes the necessity to construct larger areas of the precinct to allow for vehicular loading, which was not identified as part of the original

scheme; the increase in costs of materials and of labour; and design changes that have occurred as a result of consultation with stakeholders and site conditions.

18. Every effort has been made to value engineer the scheme to reduce costs. For example looking at providing alternative welfare facilities for gangs on site; changes to construction details; and amendments to management arrangements on site.
19. While considerable savings have been made, further funding is necessary to avoid seriously reducing the scope and/or quality of the scheme.
20. SCC has agreed to provide additional section 106 developer contributions to help deliver the scheme and therefore no further funding is being sought from the Council's capital programme.

Revised Timeframes

21. If the Executive approves the revised budget it is anticipated that some enabling works to progress the scheme will begin in November 2018. However, due to the Christmas embargo (a period during which works would be halted in order to minimise impact on festive trade), the majority of the works will then take place from January 2019.
22. The current programme of works provided by the contractors is 24 weeks, however where possible efforts will be made to reduce this to avoid inconvenience to businesses and local people.

OPTIONS

23. **Option 1 (recommended):** Approve the increased budget to bring forward the scheme. This option will create a high quality, attractive and safe focal point in the town centre that can be used for a range of activities to improve the vitality and vibrancy of the town centre and contribute towards stakeholder's aspirations to regenerate the Horley town centre.
24. **Option 2 (not recommended):** Design and deliver a scaled back scheme within the original budget. This would include either a reduced scope of works and/or a lower quality materials. A reduction in either the scale or quality of the project will not deliver the outcomes that the recommended option does.
25. **Option 3 (not recommended):** Defer the delivery of a public realm improvements in Horley. This would negatively impact regeneration progress in Horley and could impact on Council reputation with a loss of stakeholder confidence. The public realm is likely to deteriorate further, particularly in light of Surrey County Council's limited resources for highway improvements.

LEGAL IMPLICATIONS

26. Relevant procurement regulations, including European Union, national legislation and the Council's financial rules, will be complied with.
27. SCC will project manage the delivery of this work and ensure compliance with procurements rules/ law. Therefore negating the requirement for Reigate & Banstead BC to undertake further procurement.

FINANCIAL IMPLICATIONS

28. There are no additional financial implications for the Borough Council as a result of this report, for Surrey County Council has agreed to provide additional funding.
29. This project forms part of the approved capital programme.
30. Because the scheme has been fully designed and costed by SCC's contractor, it is not foreseen that there will be any significant further increases in costs.

EQUALITIES IMPLICATIONS

31. The scheme will have positive impacts on a number of equalities target groups as a result of the improvements.
32. The works will improve accessibility through the provision of improved level surfacing and the installation of safe crossing points, including the use of dropped kerbs and tactile paving. This will particularly benefit those people with physical or visual impairment and parents and carers with children.
33. The works will also help to improve safety through the provision of new loading facilities so that businesses can safely load and unload goods without the need to enter the pedestrian zone during the hours of its operation. This will benefit all users however it will particularly have positive impacts for older people and people with physical and sensory impairments.
34. In the short term during the construction stage there will be low negative impacts on: older people, those with physical, sensory or learning disabilities or with long term health impairments, mothers or women who are pregnant. These negative impacts will be minimised through careful site management.

COMMUNICATION IMPLICATIONS

35. Communications with stakeholders particularly local businesses and the general public will be important prior to and during the construction, in relation to construction timing, management of the works to minimise the impact on local businesses, residents and the general town centre amenity and access.
36. A communication strategy will be agreed by the Borough Council, SCC and their principal contractor Kier prior to works commencing.

RISK MANAGEMENT CONSIDERATIONS

37. Costs – There is much more cost certainty now that the scheme has been fully designed and costed by SCC's nominated principal contractor – Kier. Cost risk uncertainty has been reduced by undertaking detailed surveys of statutory services to identify their location and depth and undertaking trial holes to identify how the existing area is constructed. The works will be carefully project managed by SCC in consultation with the Borough Council. Costs will be overseen and managed by SCC's design team and quantity survey. Any variations to the order will need to be agreed in consultation with the Borough Council.
38. Quality – A Clerk of Works will be appointed to ensure that the quality of the work is of a good standard. However, it should be noted that the contractor that has been

selected has very good experience of undertaking similar work, using the same materials, in Epsom town centre.

CONSULTATION

39. There has been active consultation about the works. This has included regular reports to Reigate and Banstead Local Committee; Horley Town Management Group; correspondence and dialogue with businesses that will be affected; and the establishment of the Horley Pedestrian Precinct Working Group.

POLICY FRAMEWORK

40. Reigate & Banstead Borough Council's corporate five year plan identifies a number of priorities including ensuring it's towns and public spaces are clean and attractive to residents, businesses and visitors.
41. Reigate & Banstead Borough Council's Core Strategy (2014) identifies that it will promote and support continued sustainable economic prosperity and regeneration in Borough it identifies Horley town centre as a priority area for growth and regeneration; and says that the Council will seek to maintain a balance of uses and development that promote both the vitality and viability of each individual town centre.
42. Reigate & Banstead Borough Council's: Local Plan (2005) states that Horley Town Centre will continue to be the focal point for employment, retail, leisure, cultural, community/educational and residential uses and encouragement will be given to proposals that make a positive contribution towards the town's vitality and viability.
43. Reigate & Banstead Borough Council's: Horley Town Centre SPD, sets out a range of policy themes for the town centre including environmental and accessibility improvements enhancements to the public realm and the need to create a distinctive place with high quality design; appropriate signage and gateways; better street lighting; improved streets and squares, and provision of a focal point.

Background Papers:

None.