

**Agenda Item 20, Town Centre Regeneration Programme
Fund**

Officer Revised Recommendation

Council Meeting

18 October 2017

(Revisions shown in bold text)

Revised Recommendation:

The Council is asked to approve the following:

- 3.1 That, prudential borrowing of £25m is approved to create a Town Centre Regeneration Programme Fund that will support delivery of the projects identified within Phase 1 of the Town Centre Regeneration (TCR) Programme, as set out in the Council's Transformation Strategy for Town Centres; **with any draw down against this sum, being delegated to the Chief Executive in consultation with the Elected Mayor, Group Leaders and s.151 Officer, in accordance with the approved Business Case at 3.4 below;**
- ~~3.2~~ That, any future capital income from the projects within Phase 1 of the TCR Programme, or revenue income, which is surplus to, will be used to service the prudential borrowing costs on the drawdown of the £25m; existing service budget requirements
- 3.23 That, any income (**revenue or capital**) from the projects within Phase 1 of the TCR Programme, in excess of the amount required to cover **the** prudential borrowing costs for the £25m **and sustain service delivery (including any increased service costs/forecast income), be** re-invested into the delivery of the Town Centre Regeneration Programme;
- 3.34 That, the Town Centres Regeneration Programme Board must **submit for approval by the Chief Executive, in consultation with the Elected Mayor and Group Leaders agree an initial 5 year** Town Centres Regeneration Business Plan, including delivery timescales and **interdependencies between the projects, demonstrating how the prudential borrowing will be used. The Business Plan needs to be regularly reviewed, with the Board submitting amendments for approval.** ~~and that~~ The Overview and Scrutiny Board will periodically review progress against **the** business plan;
- 3.45 That, the Town Centres Regeneration Business Plan will include the delivery of at least two public realm projects, one for Paignton and one for Torquay, at a combined cost of approximately £3m, and the delivery of a refurbished Lower Union Lane Multi Storey Car Park at a cost of approximately £3.5m, subject to the completion of Heads of Terms and a signed Agreement to Lease for the development of student accommodation at Upton Place (or another project that can cover the prudential borrowing costs of the car park refurbishment and public realm projects), **with detailed proposals to be included in the Business Plan as per 3.3 above.** Final approval of public realm schemes and car

park refurbishment to be delegated to the Executive Head of Business Services in consultation with the Chief Finance Officer and the Chairman of the Town Centres Regeneration Board, **with the drawdown of the Prudential Borrowing to be approved in accordance with 3.1 above;**

- 3.56 That, if necessary, the £25m Town Centre Regeneration Programme Fund can be used to make strategic acquisitions of property, with the revenue and / or capital income from such purchases being reinvested into the delivery of the TCR Programme. The authority to make such acquisitions is delegated to the Executive Head of Business Services, in consultation with the Chief Finance Officer and the Town Centres Regeneration Programme Board, following assessment of a clear business case. **The drawdown of the Prudential Borrowing to be approved in accordance with 3.1 above.** Any purchase of property in excess of £5m will need full Council approval.
- 3.67 That, the outline business cases included as part of this report (Appendices 1 to 4) are approved in principle and that authority to proceed with each project is delegated to the Executive Head of Business Services, in consultation with the Chief Finance Officer and the Town Centres Regeneration Programme Board, following an assessment of more detailed and complete business cases.