



TORBAY DEVELOPMENT AGENCY Newsletter

Issue 1: May 09

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Mayor's Vision Programme

Work on the Mayor's Vision implementation business case continues whilst the TDA focuses on setting up the Economic Development Company (EDC).

The Buildings Heights Strategy has commenced after an in depth tender process resulted in Urban Initiatives being chosen to undertake the study. A draft policy document will be available towards the end of July and the final policy will be available in October. Funding for the study will be through the New Growth Points (NGP).

The other key component is the requirement of a Strategic Car Park & Transportation study to

advise the authority on key car parking requirements and the impact of the projects to the Bay. Funding for the study is likely to be from NGP.

Work is underway to ensure that the Mayor's Vision sites are prepared ahead of marketing them. This includes legal searches, planning briefs and feasibility studies. Updates on the individual projects follow on page 2.

Sea Change Programme

Cockington

An application has been submitted to Commission for Architecture and the Built Environment (CABE) for funding through the Government's Sea Change initiative. Efforts are being made to secure match funding and an application has now been made to the South West Regional Development Agency (SWRDA). The outcome is expected at the end of June. The project team is engaged in a major consultation exercise ready for the planning application.

The project will carry out urgent repairs to the court, improve all of the studios currently available and create 15 purpose-built new studios behind the Rose Garden together with two teaching areas and a support office. The project will also enhance the visitor experience throughout the village and court by providing better signage to the artists available and provide a new visitor car park closer to the court.

Berry Head on the Edge Project – Torbay Coast & Countryside Trust

The Berry Head on the Edge project is making good progress, with the following milestones achieved:

Work has started on the guardhouse with internal works underway, including removing the infill from the front elevation and on the foundations for the cafe extension.

A bat ecologist has been on site to supervise the removal of the fascia to the guardhouse to ensure no bats were roosting. Replacement bat boxes have been erected.

Repairs to the internal side of section 1 of the south fort walls have been completed.

The new bird hide was opened for the bank holiday on Monday 25 May.

Mayor's Vision project updates

The Hub

The Civic Hub project is now ready to be submitted, in principle, as a planning application. A report has been presented to the Commissioners Group which is supporting the project. The next step will be to present a report to Cabinet on Tuesday 16 June for a decision to proceed. If permissions are in place the council will be functioning with an Electronic Document Management System (EDMS) and staff will work more flexibly from April 2012. The project includes office development over part of the car park and is supporting a face lift grant scheme for the higher part of Union Street to make it a more holistic project.

Victoria Parade

Various owners of properties on Victoria Parade have put forward regeneration ideas for their individual properties. Some have taken their designs to the Design Review Panel and are now working on them after receiving feedback.

Princess Gardens

Developers have put forward various suggestions for redeveloping this popular site. No further action is being taken at this moment pending completion of the Torquay Harbourside Area Action Plan (THAAP).

Terrace car park & Royal Garage site

This project is very dependent on the Strategic Car Park & Transportation study. The owner of the Royal Garage site has produced designs that have been submitted to planning for comments and various public

communication events outlining ideas have been held.

Paignton Green (Coastal Park)

A Community Spaces funding bid has been put together with help from the Paignton Town Centre Community Partnership for world class play equipment and facilities. An outcome is expected during July. In the meantime funding has been successfully secured from MY Place for youth facilities in Parkfield House which are next to the green.

Paignton Harbour

There has been developer interest in this project. A feasibility study has been completed. It looks at how to make the best use of the asset and improve links to the town. Once approval on the appropriate procurement route has been received progress will start on the project. There is ongoing dialogue and contact with the harbour users.

Goodrington & Clennon Valley

An options report has been

circulated to internal stakeholders for comment. Consultation meetings have been held with key internal & external stakeholders to explore future land uses within Clennon Valley and at Goodrington. The exercise will also examine other key issues including policy context, the role of the area in supporting wider policy objectives and procurement strategy.

This initial consultation exercise is being finalised and the consultation exercise will be presented to the Joint Executive Team (JET) / Mayor's Vision Programme Board for consideration. Discussions are underway with the Dart Valley Railway company regarding relocating the proposed train storage facilities.

Cabinet has approved revised proposals for a health centre proposal next to the Leisure Centre in Penwill Way.

The TDA has successfully marketed a short term opportunity to run the water park at Goodrington which will re-open in June. Splashdown will

Crossways, Station Lane & Victoria Shopping Centre

There has been developer interest in these projects. Reports have been received and analysis is being made of the appropriate delivery vehicle. Once approval has been received to progress with the preferred procurement route work will proceed.

Construction of the new Paignton Community Library is now underway. The contractors BAM anticipate completion in August 2010.

The receivers of the Crossways Centre are now marketing the site and the sales information is being considered.

operate the water park and is interested in the long term opportunity to be involved in a partnership with any successful developer appointed to the Goodrington/Clenon development.

Brixham Town Centre

Draft Heads of Terms with the supermarket chain have been agreed and we are awaiting the opinion from counsel.

Fish Market, Brixham, Phase 1 & 2

Phase 1 has been completed and Phase 2 works have commenced with the completion anticipated for June 2010. The initial works include temporary fencing and delivery to site and erection of the steelwork for the new fish market building.

Freshwater Cove & Oxen Cove

Confirmation has been received that the Northern Arm Breakwater may commence in conjunction with Freshwater

Cove and Oxen Cove.

Northern Arm Breakwater

An initial outline appraisal is being prepared for submission to SWRDA to seek funds from the Regional Infrastructure Fund for the construction works for the Northern Arm Breakwater. Should this be accepted, a detailed appraisal will then be prepared for submission later this year. If this final hurdle is successfully negotiated then design and site investigation works for the breakwater can begin shortly after, probably early next year.

Third Incubation Site

A draft business plan for all the Torbay Innovation Centres, including the existing innovation centres and the proposed Phase 3 Innovation Centre, has been prepared and is currently being reviewed and revised as necessary. It is now anticipated that the final version of the Business Plan should be agreed

by July 2009.

SWRDA is currently at the early stages of exploring the possibility of the procurement of this project as part of a wider development package at White Rock.

Broadsands

The Mayors Vision Programme Board has requested that Broadsands be included in the Mayors Vision programme.

Oldway

A preferred bidder has been identified subject to the Working Party satisfying themselves on a small number of key issues that will be reviewed at a meeting with the developer in mid June. If the issues are resolved in June the offer will be referred for appropriate approval to proceed.



The likely start on site remains September 2011 as previously reported.

Riviera International Conference Centre

Discussions are underway with interested parties for a new hotel and conference facility with related development.

It is envisaged that a formal appointment of the preferred developer will be made in the fourth quarter of 2009 with the parties entering into a development agreement shortly after.

Further TDA projects

Torbay Innovation Centres

The Innovation Centres draft business plan has been prepared. All centres are almost full and demand remains high.



Building on the success of the Innovation Centres, expansion into South Devon is being considered. The South Devon Business Mentors project discussions are continuing as part of a regional consortium to bid for the High Growth Business and Start Up Mentoring fund under Solutions for Business.

Discussions are underway with Cockington Court tenants for feedback on potential improvements under the Sea Change programme.

The former TDA offices at Vaughan Parade in Torquay are being considered for letting purposes from September.

Casino

Work continues within the Licensing Department on structuring and preparing the project ahead of a small casino licence being awarded.

South West Consultancy Framework

Construction services have been procured and a contract has been awarded. Supplier agreements have been sent out to the 48 specialist property consultancy services and a legal exchange is expected soon. A draft user agreement is being circulated with the ten named public bodies from the initial OJEU notice for feedback and take-up. The re-launch should happen at the beginning of July.

Brixham Tourist Information Centre

The design for equal access improvements to the main entrance and reception counter has been completed. Feedback is expected on wider planning matters for the premises as a whole.

requirements and to investigate funding streams.

Shiphay Primary

Work to provide 4 new classrooms, staffroom, specialist therapy room, disabled WC/shower and link corridor with lift lobby are nearly finished. The project is being closed down with a final account settlement and follow-on actions.

Furzeham Primary

Work to provide a new nursery, reception classroom and children's centre with community space has been completed. The project is now being closed down.

Roselands Phase 1

A masterplan is now being produced. The highest priority to replace mobile classrooms, is not likely to start on site before early 2010. Verbal approval has been given to move onto the detailed design stage.

Kings Ash School

The new school is now in use. The old Infants School has been closed and the Junior School building is being demolished.

Torquay Community College Project

The project is progressing well, with partial occupation from November.

Brixham C of E Primary

Work on the third single classroom is progressing well.

Schools Programme

Sherwell Valley School

The project is progressing well, and should be completed by the end of August 2009.

St. Cuthbert Mayne

Following recent project initiation and a general start up meeting, specialist design

services have been appointed and are currently assessing the site with a view to providing a master plan for a phased re-development. A feasibility study for the first phase of investment, will be undertaken. This will enable the stakeholders to quantify the capital and revenue

Capital Repairs & Maintenance Project

An extensive repairs and maintenance programme is in the process of being finalised prior to consultation with other budget holding managers. Projects currently underway include the refurbishment of the windows at Torquay Town Hall.

Policy Developments

EU Competitiveness programme

The application for an EU grant towards the scheme at Cockington Court has now been made. SWRDA's EU team is currently appraising the project and we expect a decision in mid June. If the project is supported then we will be in a position to tender the contract to be complete in 2010. A meeting with Business Link, SWRDA and others to define how Torbay will maximise the amount of funding coming into the Bay from this source will take place in June.

Employment & Skills Board (ESB)

Meetings are continuing with local employers to encourage engagement with the board.

The final of the series of ESB and Beacon Best Practise events took place on Thursday 21 May focussing on securing sales and winning new business. Chris Ingram of Continental Underfloor Heating and Rob Holmes of the Gro-Company

presented case studies on how their companies became so successful. The event was well attended and received very positive feedback.

Economic Development Company (EDC)

The work plan for the EDC is currently being developed and the TDA is continuing to work with colleagues in the Council and elsewhere to ensure that the company can be launched as planned in the autumn.

Torbay Tourism Strategy

This project is progressing well and May has seen the completion of the research and consultation phase of the work. The results of those activities have been analysed and recommendations will be made. The draft strategy is expected to be received by mid June and will be presented to the project board on Friday 19 June before wider consultation. Once the strategy has been consulted upon and any necessary changes are made the strategy will be taken through Torbay Council's decision making process to become part of the Council's policy framework.

Future Jobs Fund

The Government, in the recent budget, announced the introduction of the Future Jobs Fund. £1bn of funding made available to local authorities and their partners to create 150,000 new jobs between October 2009 and April 2011.

The funding is aimed at 18-24 year olds who have been

unemployed for approaching 12 months. A third of the funding will also be targeting companies creating jobs in disadvantaged areas or unemployment hotspots, where the rate of unemployment is more than 1.5% above the national average. Jobs must be for at least 6 months, at least 25 hours per week and minimum wage or above. Bids should provide at least 30 jobs and collaboration is encouraged to minimise the number of small applications. The jobs created should be new and additional and the work done must benefit local communities. Bids led by local authorities are being encouraged but bids will also be accepted from other public, private or voluntary /charitable organisations. There is an expectation that bids will be developed with partners.

We have been working with partners to test ideas on how the fund might be used in Torbay and potentially with partners in Devon. Devon County Council has expressed an interest in working with Torbay and other partners, to develop an approach based on neighbourhood management work in Ilfracombe. We have also been investigating avenues of securing match funding, either monetary or in kind, to maximise the success and delivery of the bid and to additionally support and extend the delivery of the jobs.

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