Purpose of Report
To seek approval to work with Dransfield Properties Ltd with the aim of bringing forward proposals for the regeneration of Royton Town Centre.

Recommendations
To approve entering into a co-operative working arrangement with Dransfield Properties Ltd to prepare proposals for the regeneration of Royton Town Centre.
Royton Town Centre Regeneration

1 Background

1.1 The Council first commenced work to bring forward proposals for the regeneration of Royton Town Centre in 2006. The initial step was a consultation exercise that resulted in a report containing a comprehensive amount of data about people’s habits and use of the centre being prepared.

1.2 In respect of Royton Town Centre some of the main findings were:

- The most frequent reasons for using the town centre were top up shopping (81.9%), banking (80%) and using the post office (76.9%);
- Thursday, market day, is the day people most frequently visit the centres (18.5%), with Saturday being the second most frequent, at 17.7%.
- Half of all respondents visit the centre for between 30 minutes and two hours.
- Less than half, (46.1%) of people travel by car to the centres, nearly four in ten (38.3%) walk and one in ten (10.5%) catch the bus.
- Encouragingly, two fifths of people use the centres 3 to 5 times a week and nearly a quarter visit daily.

1.3 Whilst the development of new Health and Well Being Centre on the former Royton Town Yard site has taken place, the protracted and ultimately unsuccessful refurbishment of the Royton Assembly Hall and the unwillingness of the Precinct Owner to enter into discussions about further stalled further progress at that time.

1.4 The Council’s efforts to ensure that regeneration plans for the Royton Assembly Hall through a programme of enforcement notices ultimately led to the property being placed on the market in 2011 by the owner’s banks and whilst the Council submitted a bid for the property, it was unsuccessful. Dransfield Properties Ltd was the successful bidder.

1.5 Subsequently Dransfield Properties Ltd has secured ownership of a number of sites in the Town Centre and is currently in discussions with other property owners and the owners of the precinct.

1.6 Dransfield Properties also have a strong relationship with a major food retailer who is seeking to establish a presence in or around Royton.

1.7 The former health centre on Rochdale Road has also been sold and the Council is currently considering options for the now vacant former Byron Street School.
Current Position

There is now an ideal opportunity to look at a holistic regeneration plan for Royton and to work co-operatively with the necessary private sector partners to bring about the implementation of the regeneration of the Town Centre.

As a consequence of its land holdings, Dransfield Properties Ltd has approached the Council with a view to jointly developing a scheme for the comprehensive regeneration of the Town Centre.

The Council has begun initial negotiations to establish a framework within which the Council’s and developer’s aspirations for the regeneration of the District Centre can be taken forward.

Building on the previous and extensive consultation programme, the following have been identified as being essential to the successful delivery of a regeneration scheme for Royton Town Centre:

- Encourage investment by the owners of the Royton Precinct.
- Integration with the existing Royton Precinct.
- Public realm/civic space improvements across the District Centre.
- The development of a fully integrated modern food store.
- Improve car parking provision and establish sustainable transportation arrangements around the Town Centre.
- Retention / enhancement of the Market
- The redevelopment of the Royton Assembly Hall.
- Enhancement / refurbishment of the Town Hall and Library.
- Development of a package of measures to support existing retailers and businesses.

Options/Alternatives

The options available are

(A). To work with Dransfield Properties Ltd. to bring forward proposals for the regeneration of Royton Town Centre

(B). To advertise the regeneration opportunity and invite submissions for a developer partner

In considering the above options the Council needs to consider whether, if it is a marketable opportunity, what further steps the council would have to take to ensure that any scheme could be delivered, for example acquisition of interests and the costs and resources required if the Council where to undertake the preliminary work itself.

The advantage of the option A is that as the second largest landowner in Royton Town Centre and as a developer who has a relationship with and
therefore the potential to bring on board the current precinct landlords, Dransfield Properties Ltd represents a means by which the Council can bring forward wider regeneration aspirations for Royton Town Centre at a time of financial constraints in the market.

3.3 Whilst Option B is available it is likely to give rise to the need for the Council to take further steps which would require additional resources and delay the delivery of regeneration activity.

4 **Preferred Option**

4.1 The preferred option is Option A. It provides the Council with the opportunity to work co-operatively with the development partner and also provides Dransfield Properties Ltd with some assurance that the Council is committed to bringing forward a scheme for the regeneration of Royton Town centre within a reasonable timescale.

5 **Consultation**

5.1 Initial consultation has taken place with Ward Councillors, the Leader of the Council and Portfolio Holder for Housing, Transport and Regeneration who are supportive of bringing forward the right scheme for the regeneration of Royton Town Centre.

6 **Financial Implications**

6.1 There are limited financial implications arising at this stage. Should a scheme be brought forward the Council will have to carefully consider its position in both in terms of public procurement rules, state aid rules and its obligations under section 123 Local Government Act 1972.

6.2 If the project progresses further then additional reports will be required that will need a full assessment of financial implications at that stage. (Sadrul Alam/Vickie Crewe).

7 **Legal Services Comments**

7.1 Not applicable (Peter Oliver)

8 **Cooperative Agenda**

8.1 The proposal is a means by which the Council can deliver on its Co-operative values "Working together - We will work together and support each other in achieving common goals"

9 **Human Resources Comments**

9.1 Not Applicable

10 **Risk Assessments**
10.1 Should it be possible to develop a scheme involving Council owned land the Council will have to manage the risks around compliance with European procurement rules (Mark Stenson)

11 IT Implications

11.1 Not Applicable

12 Property Implications

12.1 The proposal to work together has no immediate property implications for the Council. It does however commit the Council to working co-operatively and to seeking to bring forward a scheme for the regeneration of Royton Town Centre which will have implications for our property and land holdings. These will be taken into account once a scheme has been developed and reported upon at the appropriate time.

13 Procurement Implications

13.1 The proposed form of working would not amount to a public contract for the purposes of the Public Procurement Regulations 2006. (Karen Lowes)

14 Environmental and Health & Safety Implications

14.1 Not applicable

15 Equality, community cohesion and crime implications

15.1 Not applicable

16 Equality Impact Assessment Completed?

16.1 No

17 Key Decision

17.1 Yes

18 Forward Plan Reference

18.1 EPS-10-12

19 Background Papers
19.1 The following is a list of background papers on which this report is based in accordance with the requirements of Section 100(1) of the Local Government Act 1972. It does not include documents which would disclose exempt or confidential information as defined by the Act:

File Ref: AT
Name of File: Royton Town Centre
Records held in Economy Place and Skills Department, Civic Centre.
Officer Name: Nick Andrews
Contact No: 0161 770 5143