

Title: Leamington Town Centre Transformation
 Lead Officer: Chris Elliott chris.elliott@warwickdc.gov.uk 01926 456000
 Portfolio Holder: Councillor Chris King
 Wards of the District directly affected: Leamington Clarendon and
 Brunswick

Approvals required	Date	Name
Portfolio Holder	4 October 2024	Cllr Chris King
Finance	4 October 2024	Andrew Rollins/Steven Leathley
Legal Services		
Chief Executive	4 October 2024	Chris Elliott
Director of Climate Change	4 October 2024	Dave Barber
Head of Service(s)	4 October 2024	Phillip Clarke
Section 151 Officer	4 October 2024	Andrew Rollins
Monitoring Officer	4 October 2024	Graham Leach
Leadership Co-ordination Group	7 October 2024	
Final decision by this Committee or rec to another Cttee / Council?	Yes Recommendation to: Cabinet	
Contrary to Policy / Budget framework?	No	
Does this report contain exempt info/Confidential? If so, which paragraph(s)?	No	
Does this report relate to a key decision (referred to in the Cabinet Forward Plan)?	No	
Accessibility Checked?	Yes	

Summary

This report seeks to update on progress with the Transformation of Leamington Town Centre focussed principally on the Parade and around the Old Town area and to seek approval for the revised town centre Vision and to progress the next stages of the transformation work.

Recommendation(s)

- (1) That subject to the support of the Leamington Transformation Board (LTB) on 8th October and the similar agreement of Royal Leamington Spa (RLS) Town Council and Warwickshire County Council (WCC), Cabinet endorses the Leamington Town Centre Vision 2024 attached at Appendix A.
- (2) That Cabinet notes that the next stage of work is the preparation of the Parade Masterplan, the brief for which is attached at Appendix B.
- (3) That Cabinet note progress being made on the other co-ordinated Town Centre projects including the Future High Street Fund projects and WCC's various movement projects including buses, cycling and the Bath Street Area Improvements.
- (4) That a review of the allocation of CIL receipts both in the existing CIL schedule and future allocations together with a review of potential Section 106 contributions and other public funding opportunities be brought to the February 2025 Cabinet meeting for to consider whether this would appropriate for the purpose of providing a clear and significant funding source for the town centre's transformation programme and especially that of the works for the Parade and Bath Street.

1 Reasons for the Recommendation

Town Centre Vision (Recommendation 1)

- 1.1 Extensive collaborative and inclusive work with both stakeholders and the public has been undertaken through 2024 on the preparation of a refreshed and updated Vision for Leamington town centre. Nationally renowned consultants LDA Design have been leading this work alongside officer teams from all three local authorities. The resultant Vision document is attached at Appendix A is due to be considered by the LTB on 8th October and if signed off it will then come to each of the 3 Local Authorities to be considered for approval.
- 1.2 This concludes that piece of work which now sets out the high-level strategic context for the town centre which will guide all new development and regeneration activity for many years to come.

Parade Masterplan (Recommendation 2)

- 1.3 As the Vision refresh is now complete the next major task for the LTB is to oversee the preparation of the Parade Masterplan, now underway. This work will look at the town's main street to set out what the options might realistically be to deliver transformative change and improvements in line with the overall Vision. The brief is attached in Appendix B. Collaborative workshops/meetings are planned to be held in the coming months through October and November with the same groups that have fed into the Vision work.

- 1.4 The work on the Vision and the Parade masterplan was overseen by the LTB and was commissioned through WCC's procurement process whereby three quotes for up to £100K could be accepted and the work was awarded to LDA Design. This work was funded jointly by WCC/WDC/RLSTC and this Council's financial contribution was agreed by Cabinet last year.
- 1.5 The LTB has long anticipated that it would need to create a framework that brought together the Vision, the Parade Masterplan and the various other studies that thus far have been carried on an individual basis to create the next level of detail but to also demonstrate how the various strands and projects hang together. This will be the subject of a further report or addendum to this report.

Progress on Existing Project Work (Recommendation 3)

- 1.6 There are several existing projects that are already well underway with some nearing completion. These include the Future High Street Fund (FHSF) projects at the Town Hall Creative Hub and the former Stoneleigh Arms /Old School, WCC's various movement projects including a strategic Area Strategy, buses, cycling and the Bath Street Area Improvements as well as WDC's Covent Garden and Chandos Street car parks.
- 1.7 Both FHSF projects are on-site and moving along on-track to complete at the end of the year / early 2025. These will complement the successful phase 1 project at Spencer Yard which will receive an award at the Leamington Society Awards ceremony on Wednesday 16th October 2024.
- 1.8 WCC's Local Transport Plan 4 (LTP4) is now moving to the next stage and preparing Area Strategies, one of which will be for Warwick District including Leamington town centre. This will be progressed collaboratively and is seeking to conclude in November 2024. This will also be part of setting the context for the new Transformation Framework.
- 1.9 WCC have also commissioned Atkins to undertake a study looking at options for bus routes in the town centre to feed into and support the Parade Masterplan work. This is aiming to report in November 2024.
- 1.10 Planning to improve the cycling infrastructure in the town centre is also continuing and consideration of the most appropriate north south and east west cross town centre routes will feed into the Transformation Framework.
- 1.11 A meeting to discuss the next allocation of CIL/Other funding to WCC from WDC is being programmed to help progress the Bath Street Area Improvements. The intention is to dovetail the Bath Street work with the Parade work to given they are part of the same spine of the town centre's function in a co-ordinated way.

Future Funding Opportunities (Recommendation 4)

- 1.12 The transformation of the town centre will need significant public investment given that a major part of what is needed will be to transport infrastructure and the public realm. Setting out how such improvements may be funded would also then help to attract private sector investment and public sector funding from other sources. Such an approach would also help to counter cynicism that often arises when significant changes are proposed as to how such works are to be funded.
- 1.13 There are a few localized funding opportunities which could be brought together to help address the funding need. These are as follows:

- Local Growth Initiatives Investment Plan - directly or to inject some money into existing CIL schemes and so free up CIL to be used for the town centre (see another report on this agenda).
- The Council could also decide to prioritise the town centre transformation for future year's CIL allocations and so build up a significant sum.
- Section 106 agreements that have generated sums for air quality improvements.
- Other Section 106 opportunities arising from other development schemes – as identified by the proposed Transformation Framework will also generate funding for transport and public realm improvements.
- Capital receipts from the redevelopment of some Council owned sites which could be re invested in other schemes.

1.14 It is proposed therefore that a review be undertaken of the allocation of CIL receipts both in the existing CIL schedule and of future allocations together with a review of the potential for S106 contributions and other public funding opportunities be brought to the February 2025 Cabinet for consideration as to whether it is appropriate for the purpose of funding town centre regeneration and in particular for the Parade and Bath Street.

2 Alternative Options

- 2.1 The Cabinet could choose to decline all the first 3 of these recommendations or vary them but unless there is commitment to provide resources then WDC will not be able to make any headway on the items for which the LTB has agreed are priorities. It is hard to see therefore what other options there are for the Council to consider.
- 2.2 The Cabinet could also decide not to pursue a review as proposed under recommendation 4 but this would leave the funding question open and unanswered and still to be considered.

3 Legal Implications

- 3.1 This report doesn't of itself generate any legal issues, but the outcomes of such work agreed may do.

4 Financial Implications

- 4.1 The work on the Vision and on the Parade Masterplan has already been funded by WCC and WDC jointly.
- 4.2 The implementation of the Parade Masterplan, if agreed, will need to be supported and when these reports are reported back consideration will also need to be given to the project management resource, cost and funding source.

5 Corporate Strategy

- 5.1 This important work on Leamington town centre contributes in part to all three Corporate Strategy strategic aims.
- 5.2 Delivering valued, sustainable services – this work contributes to the success and vibrancy of Leamington town centre, from which, several Council services are delivered and from which revenue is and can be derived e.g. car park income; income from events; planning and building control and licensing application fees; business rates and council tax; capital receipts and rental income from WDC property.

- 5.3 Low cost, low carbon energy across the district – this work considers the sustainability of the town centre across several factors relating to energy use from movement to buildings. The Vision can be used at a high level to help ensure that schemes coming forward involving new buildings or alterations to existing ones are energy efficient and deliver low or no carbon emissions especially where they involve WDC property or funded schemes.
- 5.4 Creating vibrant, safe and healthy communities of the future – the future of Leamington town centre is central to the district’s future and this transformation work is leading the way in ensuring our communities are vibrant, safe and healthy.

6 Environmental/Climate Change Implications

- 6.1 The proposals of themselves will not impact directly on the environment or climate change but the outcome so the work to be commissioned if they can be implemented should have positive implications regarding air pollution and on CO2 commissioned especially from travel arrangements but also from new development. There will also be opportunities to enhance the biodiversity of the town centre in its green spaces.

7 Analysis of the effects on Equality

The aim of the initiative is to be inclusive to all. Equality Impact Assessment implications will need to be considered as part of the next phase of work commissioned where there are further detailed plans for each element.

8 Data Protection

- 8.1 There are no Data Protection implications arising from this report.

9 Health and Wellbeing

- 10** Health and wellbeing implications, central to the new town centre Vision, will need to be considered as part of the outcome of the commissioned work and when recommendations come forward on more precise works.

11 Risk Assessment

- 11.1 Appendix C sets out the initial risk register for this project. It is suggested that this be reviewed by the LTB Board and in a sense owned by it as well as by individual contributing partners.

12 Consultation

- 12.1 Consultation is proposed as one of the recommendations and the proposed commissioned work will involve significant consultation.

Background papers:

No background papers.

Supporting documents:

Appendix A – Vision 2024

Appendix B – Parade Masterplan brief

Appendix C – Risk Register