

Subject: Rossendale Gateway Programme **Status:** For Publication

Report to: Cabinet **Date:** 6th January 2010

Report of: Director of Business

Portfolio

Holder: Regeneration

Key Decision: Yes

Forward Plan General Exception Special Urgency

1. PURPOSE OF REPORT

- 1.1 To provide Members with an update on the activities required to secure the redevelopment of key regeneration sites in Rawtenstall, collectively known as the Rossendale Gateway Programme.

2. CORPORATE PRIORITIES

- 2.1 The matters discussed in this report impact directly on the following corporate priorities:-
- Delivering quality Services to our customers
 - Delivering regeneration across the Borough
 - Encouraging healthy and respectful communities
 - Keeping our Borough clean, green and safe
 - Promoting the Borough
 - Providing value for money services

3. RISK ASSESSMENT IMPLICATIONS

- 3.1 All the issues raised and the recommendation(s) in this report involve risk considerations as set out below:
- The sites in this report represent key regeneration opportunities within the borough. Without regeneration many of these sites will remain derelict and unsightly affecting the potential vitality of Rawtenstall centre.

4. BACKGROUND AND OPTIONS

4.1 The Council has been working to develop regeneration projects for a number of sites within Rawtenstall Centre. These include:

- The Valley Centre/former town hall site;
- The Rawtenstall Bus Interchange;
- Rawtenstall to Manchester commuter rail link
- New Hall Hey
- Ski Rossendale

4.2 There are linked benefits from all of these projects and therefore it is suggested that they fall under the broader heading of the Rossendale Gateway Programme.

4.3 This demonstrates to both funders and investors that the Council has a focused and linked regeneration programme which aims to accrue added value to each of the sites.

4.4 A multi agency Steering Group has been established, Chaired by the Leader of the Council to drive forward the gateway programme and ensure that partners

4.5 Work is already in progress on the programme and a position statement on each site is listed below.

4.6 The Valley Centre/former town hall: Over the past 12 months officers have held regular meetings with the owners of the Valley Centre to discuss the options for progressing the redevelopment of the site. However, in the current economic climate the owners have been reluctant to commit further resources to the project. In view of this, the Council is currently considering the alternative options available to move the re-development forwards.

4.7 Rawtenstall Bus Interchange: Lancashire County Council have recently undertaken consultation on options for the location of the proposed bus interchange. However, this only considered options to locate the new interchange on the current bus station site. Some of the responses to the consultation suggested that the new interchange should be located within the Valley Centre/former town hall site footprint and this option is now being formally considered by the County Council.

4.8 Rawtenstall to Manchester Commuter Rail Link: The Association of Greater Manchester Authorities (AGMA) have allocated a total budget of £30million to undertake research studies considering the level of congestion on the M66/A56 and to fund the necessary works from the outcomes of these studies. Within this budget is an indication of between £18 - £20million to fund a potential commuter rail service between Rawtenstall and Manchester. The study is being led by the Greater Manchester Passenger Transport Executive who have commissioned Aitkens to undertake the studies. The recommendations of the studies are expected in March 2010.

- 4.9 New Hall Hey: This project relates to a 4.5 acre site which is intended to provide 1,651 sq m office development and infrastructure. Officers are working with Lancashire County Developments Limited (LCDL) to progress this project and have responded to a call for projects to take advantage of a European Regional Development Fund underspend issued in July 2009. The ERDF body have indicated that they may be interested in supporting the project and we have now been asked to submit a full application to their main programme. Regular meetings and discussions are held with NWDA, who administer ERDF funding for the region, and a concept form is being developed to fund the project which is valued at between £4 – 5 million. The Concept Form will be considered by NWDA early in the New Year.
- 4.10 Ski Rossendale: This project is included as part of the wider Leisure Review reported to Cabinet in December 2009. A Pre Information Notice (PIN) was issued in October 2009 requesting submissions from organizations who would be interested in investing in the site as a continuing dry ski facility. Four submissions were received and a Competitive Dialogue process has now commenced in line with OJEU requirements. The outcome of this process, which is expected to take around 9 months to complete, will be the selection of a partner to deliver the improvements required in the facility.
- 4.11 To ensure that the projects retain a high profile they have been included in the Pennine Lancashire Joint Investment Plan (JIP) which identifies priority sites across Pennine. Funding for the JIP will be the subject of negotiation with NWDA and Homes and Communities Agency and is monitored by the PLACE Programmes Team and reported to the PLACE Joint Committee.

COMMENTS FROM STATUTORY OFFICERS:

5. SECTION 151 OFFICER

- 5.1 All the projects referred to in the report have potentially significant financial implications (both directly and indirectly) for both the Council and its various partners.
- 5.2 Rossendale Borough Council is currently developing a number of business cases in support of those projects, where funding sources have not yet been fully developed or identified.

6. MONITORING OFFICER

- 6.1 All comments are included within the report.

7. HEAD OF PEOPLE AND POLICY (ON BEHALF OF THE HEAD OF PAID SERVICE)

- 7.1 No HR Implications.

8. CONCLUSION

8.1 The development of a Rossendale Gateway Programme comprising of key site regeneration is a positive step forward in bringing about the redevelopment of priority sites within Rawtenstall.

8.2 It will be necessary for the Council to demonstrate its support for the programme by taking a range of pro-active measures which are detailed in this report and this will be monitored and driven forward by the Gateway Steering Group.

9. RECOMMENDATION(S)

9.1 That Cabinet note the contents of this report.

10. CONSULTATION CARRIED OUT

10.1 Chief Executive

11. COMMUNITY IMPACT ASSESSMENT

Is a Community Impact Assessment required Yes

Is a Community Impact Assessment attached Yes

12. BIODIVERSITY IMPACT ASSESSMENT

Is a Biodiversity Impact Assessment required No

Is a Biodiversity Impact Assessment attached No

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No background papers