



# Quarterly Performance Update

Issue 5

July 2010

## BOROUGH OF KETTERING

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<b>Report Originator</b>	Gregg Chopper Economic Development and Regeneration Manger (Suite 16) Kettering Borough Council	<i>Fwd Plan Ref No:</i> -	
<b>Wards Affected</b>	All	23 July 2010	
<b>Title</b>	SCS 4 Thriving Town Centres		

### 1. PURPOSE OF REPORT

To update the progress of Kettering Town Centre Regeneration Projects

### 2. BACKGROUND INFORMATION

- 2.1 Kettering Borough lies within the Milton Keynes and South Midlands (MKSM) growth area and is expected to facilitate growth of some 13,100 homes by 2021.
- 2.2 Kettering Borough Council's Members have made their priorities for infrastructure and jobs-led growth clear – these are the prerequisites of growth. Members have indicated they wish to use the growth agenda to leverage three key and interrelated ambitions for the borough; namely:-
- ◆ A better offer for our town centres
  - ◆ A better education and training offer
  - ◆ A better employment offer – high grade, higher density jobs
- 2.3 The mutually supportive role of these three aspirations cannot be over-stated. The town centre and the skills base will be persuasive to inward investors. Similarly, high grade employment supports a vibrant town centre.
- 2.4 The Council's vision is to create town centres that are:
- ◆ Characterful
  - ◆ Distinctive, and
  - ◆ Fun

These three key words – enshrined in the Kettering Town Centre Area Action Plan - will help to ensure that the town centre is more than just a place to shop. It will have an experiential offer that encourages visitors to spend time in, and enjoy, our town centre.

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### 3. **Market Place Restaurants**

- 3.1 Work has progressed apace on the Market Place Restaurants. The site is now fully secured with timber hoardings to the Market Place and Sheep Street elevations, and Herras fencing to the church drive. Works to underpin the boundary walls and demolish the old Market Place Store are now complete and archaeological works are also complete.
- 3.2 Piling has begun and the basement level will start to take shape. At the time of writing this report, the project is on target for completion in Spring 2011.
- 3.3 Throughout their first few weeks on site, Sisk have maintained a dialogue with local traders. Sisk and the Borough Council also produce a monthly newsletter to update on progress and provide key contact details.

### 4. **Public Realm Phase 2/3**

- 4.1 At April's meeting of the Executive the appointment of contractors for the next phase of Public Realm works (to Market Street, Sheep Street and the Parish Church Forecourt) was decided.
- 4.2 The decision made by the Executive on 22<sup>nd</sup> April 2010 was to approve, subject to contract, the appointment of Balfour Beatty for the Public Realm Phase 2/3 Contract, including a joint project to re-pave the Parish Church Driveway.
- 4.3 The specific reference to the works to the Church driveway recognises the partnership approach which the Parish Church and Borough Council have enjoyed for the past two years. The re-paving of the driveway will connect the already-committed paving of the Church Forecourt and Sheep Street; thereby achieving significant improvements to the setting of the Parish Church and better-integrating it into the Market Place and surrounds.
- 4.4 This coming month will see the detailed designs for the scheme finalised and long-lead materials ordered (the granite can take as long as 12 weeks to arrive). The Temporary Traffic Regulation Order (TTRO) and Traffic Regulation Order (TRO) processes will also commence. The former has a 12-week lead-in period and is needed to temporarily divert traffic and allow work within the highway. The latter is required to formally remove all through-traffic from, and re-provide replacement parking outside of, the Market Street area.
- 4.4 Following the finalising of the detailed designs, we will then seek technical approval from the County Council in accordance with the requirements of the section s278. The section 278 will mean that the completed scheme is 'adoptable' by the County Council as Highway Authority.

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- 4.5 The programme proposed by Balfour Beatty will subsequently see the works commence in Summer 2010. The programme shows a phased approach which will see the scheme completed in a number of sections in order to minimise disruption to residents and businesses.
- 4.6 The first phase will see Horsemarket redesigned to accommodate the new bus stops. On completion of this section of the works the buses will then assume their new routes.
- 4.7 Subsequent phases will see Market Street re-paved, Market Place completed, and then works to Sheep Street will follow. The works to the driveway and forecourt of the Parish Church are likely to appear towards the end of the programme with the exact timing to be determined in consultation with the Parish Church.
- 4.8 The scheme will be completed in Spring 2011, in accordance with the Growth Area Funding grant requirements.

### **5. Encouraging a café culture**

- 5.1 The new Market Place, the next phase of Public Realm works and the Market Place Restaurants all provide opportunities for sitting tables and chairs on widened paths and bespoke terraces in order to encourage a café culture within the town.
- 5.2 There are some locations within the town centre where licenses to put tables and chairs on the pathway (within pedestrianised areas) have been refused by the County Council. This is mainly due to concerns over potential conflict with traffic (delivery or otherwise) and the resultant safety implications. The sitting of tables and chairs on the highway may also require planning permission
- 5.3 In order to ensure that future applications to site tables and chairs on the highway are given the best possible chance of succeeding, it is important that there is a coordinated approach between Kettering Borough Council and the County Council. This will ensure that KBC achieves its vision for the town and NCC remains satisfied over the safety of the highways.

### **6. Transport Strategy – Kettering Cars Site**

- 6.1 Following the acquisition of the former Kettering Cars Site by Kettering Borough Council in October last year, the old showroom and garage building has now been demolished in preparation for works on the twin roundabout to commence in the summer. The project is 100% funded by Growth Area Funding and is being delivered in Partnership with Northants County Council.

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### 7. Retail Occupancy Rates

7.1 Kettering Town Centre's Floorspace Occupancy rates continue to better the national average. Figures recently released for April 2010 show a 3% improvement on figures compared to April 2009, and are now nearly 2.5% better than the national average.

### 8. Current Investors/Retailers and Employers interested in Kettering Borough Council

8.1 Several enquiries have been received at the moment:

- Pizza Express have shown an interest in the town
- 400K sq ft distribution facility
- A financial services company looking for a data centre
- Developers interested in Wadcroft and Station Quarter opportunities
- The Corn Exchange building was sold at auction for £305K

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### 9. RECOMMENDATION

Members of the LSP Executive note the progress on the Regeneration projects for Kettering Town Centre