

Taunton Deane Borough Council

Executive - 26 February 2009

Report of the Strategic Director (Joy Wishlade)

Growth Point Funding and Housing and Planning Delivery Grant Funding

(This matter is the responsibility of Executive Councillor Simon Coles)

Executive Summary

Taunton Deane is in receipt of two streams of funding – Growth Points (GP) and Housing and Planning Delivery Grant (HPDG). The purpose of these two funding streams overlap as they are both there for the furtherance of the future development of Taunton in both the long and medium term. Both funds are a mix of capital and revenue funding. It has been beneficial to look at the totality of funding need for the coming year and use the amalgamated funds of both GP and HPDG to cover these. This paper outlines how this will be achieved and requests Executive approval.

The GP funding is a partnership fund with Somerset County Council, through a joint application. This money is to be used for infrastructure that supports the growth of housing and the subsequent growth in the population. The agreed approvals for the spending programme have been ascertained from the Project Taunton Advisory Board (the partnership board) as well as Taunton Deane's Project Taunton Steering Group. HPDG is a Taunton Deane matter only. However, as has been said above it is useful to look at the spending as a whole.

1 Background

1.1 Growth Points

1.2 In 2008/2009 Taunton received £2.74m capital and £287k revenue funding. Approval for using this funding was given by the Project Taunton Advisory Board and by Taunton Deane's Executive in early 2008. Two options were identified for the funding depending on whether Regional Infrastructure Funding was approved for the flood relief scheme at Longrun Farm, Bishops Hull.

1.3 The Longrun Farm Flood Relief Scheme did attract Regional Infrastructure Funding and therefore Plan B in the report has been undertaken. In Plan B we had £850k for the extension to the Park and Ride allocated. This has not been required as Somerset County Council has had the full funding to complete this project.

1.4 We have been notified that our allocation for 2009/2010 is £3.3m capital and £301k revenue and for 2010/2011 is £3.9m capital and £300k revenue. In all this is approximately 50% more than we were initially told we could expect!

Whilst the 2009/2010 allocation is certain, the 2010/2011 allocation will need final confirmation. However, we will not have to apply for this funding again and have been advised that the only risk lies in final confirmation of the amount the Treasury allocates to the Homes and Community Agency for this purpose. We have therefore taken the view that we prioritise the full amount, though we will need to phase the actual expenditure.

1.5 As this is partnership money it has been recommended that the Project Taunton Advisory Board is the most appropriate body to give the partnership approval. However as Taunton Deane Borough Council is a key partner the approvals of both the Project Taunton Steering Group and the Executive are also required. A discussion of the priorities has already taken place with the Project Taunton Advisory Board and Taunton Deane's Steering Group both of whom have approved the spending plan.

1.6 Housing and Planning Delivery Grant

A paper was taken to the Executive in November 2008 for the allocation of funding for the 2008/2009 year. This left the £132,708 revenue and £49,561 capital. Since then we have had a further allocation of £210k split into £141,750 revenue and £68,250 capital.

1.7 The allocation for 2008/2009 to be spent in 2009/2010 is therefore £273,939 revenue and £119,122 capital.

1.8 **Proposals**

1.9 **Growth Points**

1.10 There are many proposals that are within the current GP bid and although we are delighted with the amount we have received, clearly there has to be some prioritisation.

1.11 Proposed priorities are:-

- Firepool infrastructure to enable the Firepool development to commence even within the current economic climate (demolition of current open buildings, provision of access, provision of the boulevard in some form, provision of river side boundary, purchase of final third party properties);
- Completion of Castle Green and Somerset Square;
- Urban Extension Master Planning; and
- Funding of the Project Taunton Delivery Team.

A table of draft detailed costs is attached at Appendix 1.

1.12 **Housing and Planning Delivery Grant**

1.13 The priorities for HPDG funding are:-

- Funding for Planning staff (Forward Plan and Development Control) to give sufficient capacity for the work preparing for the growth of Taunton;
- Further studies to enable the future growth of Taunton (Planning Obligations SPD, Hestercombe Appropriate Assessment, Retail Capacity Study, Firepool Weir Study – part funding by EA);
- Funding for Taunton Deane's costs in delivering Project Taunton (for example external legal and financial advice); and
- Urban Extension Master Planning.

1.14 A list of the spend under these activities split between HPDG and GP and between capital and revenue is attached at Appendix 2.

2. Recommendation

The Executive is asked to approve the priorities and the 2009/2010 spending plan for both Housing and Planning Delivery Grant and for Growth Points and to also recommend to Full Council the addition to the capital programme of the capital elements of the plan.

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Key

	2009/10
	2010/11
	2011/12

PROJECT TAUNTON FUNDING SOURCES

Project	Project Aspect	Notes	Start date	End date	Funding Shortfall		Project Lead
					Revenue	Capital	
Bus Station	Prepare Brief	2 months @ £5,000 per month	Apr-09	Jun-09	0.00	10,000.00	PTDT
	Market site (OJEU)	2 months @ £7,000 per month	Sep-09		0.00	14,000.00	PTDT
		6 months @ £7,000 per month	Oct-09		0.00	42,000.00	PTDT
	Developer selected		Apr-10		0.00	7,000.00	PTDT
Sub total					0.00	73,000.00	
Coal Orchard	Develop brief	Future use of St James swimming pool?	Dec-09		0.00	25,000.00	PTDT
	Market site		Aug-10				PTDT
	Developer selection		Feb-11		0.00	150,000.00	PTDT
Sub total					0.00	175,000.00	
High Street Retail	Develop brief	Funds in PT budget	Apr-09		50,000.00	0.00	PTDT
	Market site	Funding shortfall	May-09		0.00	125,000.00	PTDT
	Developer selection		Nov-09				PTDT
	Planning application submitted	consultancy fees	Sep-11		0.00	125,000.00	PTDT
Sub total					50,000.00	250,000.00	
Tangier	Develop brief	Fees	Sep-10		0.00	100,000.00	PTDT
Sub total					0.00	100,000.00	
Overheads i.e. office costs	Personnel costs		Apr-09	Mar-10	47,000.00	198,000.00	PTDT
	Office costs		Apr-09	Mar-10	10,000.00	0.00	PTDT
	Furniture and IT		Apr-09	Mar-10	3,500.00	0.00	PTDT
	Project marketing		Apr-09	Mar-10	25,000.00	0.00	PTDT
	Website		Apr-09	Mar-10	7,500.00	0.00	PTDT
	Rent		Apr-09	Mar-10	20,000.00	0.00	PTDT
	sub-total		Apr-09	Mar-10	113,000.00	198,000.00	PTDT
	Personnel costs		Apr-10	Mar-11	48,500.00	203,500.00	PTDT
	Office costs		Apr-10	Mar-11	12,000.00	0.00	PTDT
	Furniture and IT		Apr-10	Mar-11	2,000.00	0.00	PTDT
	Project marketing		Apr-10	Mar-11	25,000.00	0.00	PTDT
	Website		Apr-10	Mar-11	7,500.00	0.00	PTDT
	Rent		Apr-10	Mar-11	20,000.00	0.00	PTDT
	sub-total		Apr-10	Mar-11	115,000.00	203,500.00	PTDT
	Personnel costs		Apr-11	Mar-12	50,000.00	209,000.00	PTDT
	Office costs		Apr-11	Mar-12	12,000.00	0.00	PTDT
	Furniture and IT		Apr-11	Mar-12	1,000.00	0.00	PTDT
	Project marketing		Apr-11	Mar-12	25,000.00	0.00	PTDT
	Website		Apr-11	Mar-12	8,000.00	0.00	PTDT
	Rent		Apr-11	Mar-12	20,000.00	0.00	PTDT
	sub-total		Apr-11	Mar-12	116,000.00	209,000.00	PTDT
Sub total					344,000.00	610,500.00	
Library	Feasibility study		Jun-09		0.00	50,000.00	PTDT
Sub total					0.00	50,000.00	
Pedestrianisation	Sign-off draft designs		Sep-09		0.00	20,000.00	PTDT/SCC
Sub total					0.00	20,000.00	
Railway Station	Sign-off draft designs		Oct-09		0.00	10,000.00	PTDT
Sub total					0.00	10,000.00	
Total					394,000.00	1,288,500.00	

Assumed Partner Funding

	2009/10		2010/11		2011
	Capital	Revenue	Capital	Revenue	Capital
Expenditure	369,000.00	163,000.00	585,500.00	115,000.00	334,000.00
total		532,000.00		700,500.00	
funds carried forward			Possible partner funding		
SCC	40,500.00		SCC	50,000.00	SCC
TDBC	40,500.00		TDBC	50,000.00	TDBC
SWRDA	40,500.00		SWRDA	250,000.00	SWRDA
total	121,500.00			350,000.00	
GPF	210,000.00				
	331,500.00				
Shortfall		£ 200,500.00		£ 349,500.00	

1/12

Revenue

116,000.00

450,000.00

50,000.00

50,000.00

250,000.00

350,000.00

£ 100,000.00

Growth Points Capital Projects (£)**2008/09**

Capital allocation		2,741,000
less spent:		
Castle Green planning	125,000	
Purchase Unit 1 Canal Road	335,000	
		<u>460,000</u>
		2,281,000 c/fwd

2009/10

Capital allocation		3,338,104
+ carried f/wd from 2008/09		<u>2,281,000</u>
		5,619,104
Suggested spend:		
Castle Green (of which £1,690,000	2,625,000	
Somerset Square (of which £200,000	400,000	
Demolition at Firepool	150,000	
Firepool CPO	150,000	
Final property acquisitions	350,000	
Planning of Firepool infrastructure	400,000	
Firepool infrastructure	1,000,000	
Urban extension masterplanning	300,000	
Up to 10 charging points for zero	30,000	
		<u>5,405,000</u>
		214,104 c/fwd

2010/11

Capital allocation		3,972,516
+ carried f/wd from 2009/10		<u>214,104</u>
		4,186,620
Suggested spend:		
Castle Green	1,000,000	
Firepool infrastructure	2,500,000	
Urban extension masterplanning	750,000	
		<u>4,250,000</u>
		- 63,380 remains

Suggested reserve schemes/projects

Station Road bridge enhancement
 Additional bus station project
 Additional library project
 North Street crossing and town bridge
 Delivery of additional affordable
 Works to station approach and environs
 Relocation of Lidl to bring forward prime
 Acquisition of additional land at
 New facilities for young people
 Thales site purchase to create business
 Market House - lease purchase and
 Brewhouse feasibility study
 Taunton High Street upgrade
 Public Art consultancy

Revenue (£)

Appendix 1

2009/10

Revenue allocation 301,249

Suggested spend:

Funding of Project Taunton delivery 301,249

Zero **c/fwd**

2010/11

Revenue allocation 300,698

Suggested spend:

Funding of Project Taunton delivery 300,698

Zero **c/fwd**

Growth Points Capital Projects (£)

2008/09

Capital allocation		2,741,000
less spent:		
Castle Green planning	125,000	
Purchase Unit 1 Canal Road	335,000	
		<u>460,000</u>
		2,281,000 c/fwd

2009/10

Capital allocation		3,338,104
+ carried f/wd from 2008/09		<u>2,281,000</u>
		5,619,104
Suggested spend:		
Castle Green (of which £1,690,000 approved)	3,625,000	
Somerset Square (of which £200,000 already approved)	400,000	
Demolition at Firepool	150,000	
Firepool CPO	150,000	
Towards Coal Yard purchase	300,000	
Planning of Firepool infrastructure	400,000	
Firepool infrastructure	750,000	
Urban extension masterplanning	250,000	
Up to 10 charging points for zero emissions vehicles	30,000	
		<u>6,055,000</u>
		- 435,896 c/fwd

2010/11

Capital allocation		3,972,516
+ carried f/wd from 2009/10		<u>- 435,896</u>
		3,536,620
Suggested spend:		
Firepool infrastructure	2,750,000	
Urban extension masterplanning	750,000	
		<u>3,500,000</u>
		36,620 remains

Suggested reserve schemes/projects if savings can be achieved on

- Station Road bridge enhancement
- Additional bus station project technical/feasibility work
- Additional library project technical/feasibility work
- North Street crossing and town bridge refurbishment
- Delivery of additional affordable housing
- Works to station approach and environs
- Relocation of Lidl to bring forward prime riverside redevelopment site
- Acquisition of additional land at Longrun/Roughmoor to create large
- New facilities for young people
- Thales site purchase to create business incubation/growth centre
- Market House - lease purchase and refurbishment to create
- Brewhouse feasibility study
- Public Art consultancy

Revenue (£)

2009/10

Revenue allocation		301,249
Suggested spend:		
Funding of Project Taunton delivery team		301,249
		<u>Zero</u>
		c/fwd

2010/11

Revenue allocation		300,698
Suggested spend:		
Funding of Project Taunton delivery team		300,698

Zero **c/fwd**

Growth Points Capital Projects (£)

Income 08/09	2,741,000	Expenditure
		125,000 Castle Green planning
		335,000 Unit 1/2 Canal Road purchase
		460,000 total spend
		2,281,000 to be carried forward
		2,741,000 total spend

Income 09/10	4,489,000	
08/09 c/fwd	2,281,000	
	6,770,000	
		3,750,000 Castle Green (£1,690,000 already approved)
		340,000 Somerset Square (£170,000 already approved)
		60,000 Brewhouse (£30,000 already approved)
		150,000 Demolition Unit 1 and cattle sheds
		50,000 Station Road bridge enhancement
		50,000 Bus station study
		25,000 Library technical study
		400,000 Housing Growth masterplanning
		150,000 CPO Firepool
		300,000 Towards Firepool Coal Yard purchase
		500,000 Market House lease purchase and refurbishment
		250,000 Facilities for young people
		390,000 Firepool infrastructure planning etc.
		6,415,000 total spend
		355,000 contingency to be carried f/wd
		6,770,000 total

Income 2010/11	4,273,000	
09/10 c/fwd	355,000	
	4,628,000	
		3,500,000 Firepool infrastructure
		250,000 North Street crossing and bridge refurbishment
		500,000 Lidl relocation facilitation
		50,000 Shop front/small business grants
		4,300,000 total spend
		328,000 contingency to be carried f/wd
		4,628,000 total

Growth Points Revenue Projects (£)

Income 08/09	286,000	Expenditure
		70,000 Housing Growth study
		216,000 PT delivery
		286,000 total

Income 09/10	301,000	
		301,000 PT delivery
		301,000 total

Income 10/11	300,000	
		300,000 PT delivery
		300,000 total

Appendix 2

HPDG and Growth Point Funding 2009/2010

	Revenue	Capital
HPDG	£273,939	£ 119,122
Growth Pts	£301,249	£5,619,104 (£3,338,104 + £2,281,000 b/forward)
Total	£575,188	£5,738,226

Suggested Spend

Item	HPDG Revenue	HPDG Capital	GP Revenue	GP Capital
F/P D/C staffing	160,939	44,122		
TDBC Project Taunton	30,000			
Planning Obligations SPD	30,000			
Hestercombe Appropriate Assessment		15,000		
Retail capacity study	53,000			
Firepool Weir		60,000		
Project Taunton Delivery Team			301,249	
Castle Green				2,625,000
Somerset Square				400,000
Firepool infrastructure and property				2,050,000
Urban extension planning				300,000
10 charging points for zero carbon emission vehicles				30,000
Total	273,939	119,122	301,249	5,405,000
Balance	0	0	0	214,104