

# Overview and Scrutiny Committee

10 April 2017

Is the final decision on the recommendations in this report to be made at this meeting?

Yes

## Civic Complex Development

<b>Final Decision-Maker</b>	Overview and Scrutiny Committee
<b>Portfolio Holder(s)</b>	David Jukes, Leader of the Council and Councillor Weatherly, Communities and Wellbeing Portfolio Holder
<b>Lead Director</b>	Lee Colyer, Director of Finance and Corporate Services
<b>Head of Service</b>	David Candlin, Head of Economic Development and Property
<b>Lead Officer/Report Author</b>	David Candlin, Head of Economic Development and Property
<b>Classification</b>	Non-exempt
<b>Wards affected</b>	All

### This report makes the following recommendations to the final decision-maker:

That members of the Overview and Scrutiny Committee note the update on the areas of the Civic Complex Development that relate to the Portfolio Holder for Communities and Wellbeing.

- A Prosperous Borough
- A Green Borough
- A Confident Borough

The proposals within the Civic Complex Development support delivery of the Council's Five Year Plan through redevelopment of the theatre, the provision of new office space and a new car park, and improvements to the entrance setting to Calverley Grounds, whilst protecting the historic integrity of the listed civic suite of buildings.

### Timetable

<b>Meeting</b>	<b>Date</b>
Overview and Scrutiny Committee	10 April 2017

# Civic Complex Development

## 1. PURPOSE OF REPORT AND EXECUTIVE SUMMARY

- 1.1 Tunbridge Wells Borough Council is progressing with its proposals for a Civic Complex Development, including provision of a new theatre, new council offices and parking facilities to support the new developments.
  - 1.2 The Overview and Scrutiny Committee has requested that the development be included as a regular item on its agenda and that when 'gateways' or other significant stages in the development are reached, the Committee's members are given the opportunity to look at the issues and receive any relevant reports.
  - 1.3 The Overview and Scrutiny Committee has also requested that each of the Council's Portfolio Holders update Members throughout the year on key issues within the development that are included in their areas.
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## 2. INTRODUCTION AND BACKGROUND

- 2.1 Cabinet on 3 December 2015 and Full Council on 9 December 2015 respectively, resolved for:
  - the provision of a new theatre with a larger auditorium to accommodate a wider range of productions and therefore a greater offer to the visitor
  - Provision of an office for the Council (including the civic function) and for a tenant on Mount Pleasant Avenue Car Park.
  - Provision of a parking facility to support the new developments.
  - A Masterplan Framework document to place the proposed developments in the context of the planning policies and place shaping ambition for the Town Centre.
- 2.2 The investigative works are in accordance with the Royal Institute of British Architects (RIBA) defined stages. The end of each Stage provides a 'gate' or decision point regarding continuation of the project and the commitment of additional resources towards the feasibility. It is at the end of Stage 3 that the Council will need to consider the capital requirements and decide to deliver the project. The initial feasibility elements up to the end of Stage 3 are at financial risk until a decision on delivery is taken.
- 2.3 At the end of Stage 1, Full Council on the 20 July 2016 resolved to progress into Stage 2. In addition that the Great Hall Car Park is the preferred site for the new theatre and that Calverley Grounds is the preferred site for an underground car park. Full Council also requested that the S151 Officer in consultation with the Portfolio Holder for Finance and Governance bring back a report to a future meeting with options to address the revenue implications for funding the capital cost of the project, when or before the capital request is being considered.
- 2.4 The Stage 2 Report was received in December 2016 and included concept design for the elements of the project together with updated cost analysis and

financial appraisals. This was presented to the Development Advisory Panel on 20 December 2016 and to an all Member Briefing on 16 January 2017. In addition the full Stage 2 document has been provided to Member's in the Members Room.

- 2.5 In keeping to key timelines the Full Council in July 2016 delegated a decision on progression into RIBA Stage 3 (Developed Design) of the project and completion of the development framework (masterplan) process to the Leader, The Portfolio Holder for Finance and Governance, the Head of Planning and Development and the S151 Officer. While this decision was taken to incur the necessary spend to ensure the project progressed, the Leader requested that given the financial commitment involved in moving stage 3 forwards, that Full Council considered and made the decision. Full Council on 22 February agreed to the consultancy fees being spent at risk and that they will be abortive costs if the buildings are not developed. In addition Full Council agreed that the Council moves into RIBA Stage 3 (developed design) for the project to progress:
- Office
  - Theatre
  - Underground Car Park
  - Development Framework
  - Procurement of a development partner
- 2.6 The report to Full Council in February outlined the RIBA Stages undertaken and the costs and expenditure incurred to date. It is set out the anticipated cost of Stage 3 of just under £2m for the GVA led consultancy work on the Development Framework, Theatre, Office, Underground car park, public realm works and the partner procurement.
- 2.7 Details of the 22 February Full Council meeting can be found through the following link –  
<http://democracy.tunbridgewells.gov.uk/meetings/documents/g3637/Public%20reports%20pack%2022nd-Feb-2017%2018.30%20Full%20Council.pdf?T=10>
- 2.8 Engagement with Councillors has also taken place throughout the process. A range of Councillor briefings and Development Advisory Panel meetings have taken place. The consultancy documents from the initial feasibility work, through Stage 1 and then Revised Stage 1 are also available in the Members Room together with the various Cabinet and Full Council reports and minutes. The background documentation available, on a commercially confidential basis is:

Committee Report: Assembly Hall Theatre Update Cabinet 30 October 2014

**AHT Mandate Feasibility**

Civic Complex Final Report September 2015

Committee Reports: Mount Pleasant Avenue – Office Accommodation  
Cabinet 29 October 2015

Assembly Hall Theatre Mandate – Next Steps Cabinet 3 December 2015

Full Council 9 December 2015

## **Stage 1**

Stage 1 Summary Report May 2016  
Civic Campus Framework Baseline Study Report  
Council Office Stage 1 Report  
Theatre Stage 1 Report  
Car Park Stage 1 Report

Committee Reports: Civic Complex - Review of Stage 1 & Next Steps  
Cabinet 22 June 2016  
Full Council 20 July 2016

## **Stage 1 revised Scheme**

Stage 1 Report – Revised Scheme October 2016

- 2.9 In addition a full copy of the Tunbridge Wells Civic Centre Stage 2 (December 2016) reports as submitted by our consultants Bilfinger GVA are available in the Members Room. The report has an extensive set of approximately 20 appendices and is spread across six documents. The appendices cover everything from Architecture to the Cost report and Heritage and Landscaping reports. Additional copies are held by a number of senior officers and an opportunity to discuss on a one to one basis any issues was made available to all Councillors.
- 2.10 The Council has additionally sought to make information available at each stage of the process on our website. This includes a section on FAQs as well as redacted copies of the Stage 1 and Stage 2 documents.  
<http://www.tunbridgewells.gov.uk/business/enterprise-and-regeneration/regeneration/civic-complex-development>
- 2.11 Throughout the process the Council has sought to engage with key Stakeholders and a range of meetings have been held with users of the current Theatre, local businesses, residents and interest groups. In progressing to Stage 3 the development framework will be subject to a six week period of consultation. It is expected that this will commence on the 20 April 2017. In addition around the design aspects of the Theatre and new Civic building there will be specific Stakeholder engagement. A clearer timetable of events is being proposed and will be published shortly.
- 2.12 Overview and Scrutiny Committee recognises the significant impact the Civic Complex Development proposals will have on Tunbridge Wells town centre and on the borough as a whole. Overview and Scrutiny Committee members feel they have a part to play in ensuring the views and concerns of the borough's residents are given an appropriate forum. The Committee is also keen to fulfil its role in providing a critical challenge to key decisions the Council's executive will be making as the development progresses.

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## **3 AVAILABLE OPTIONS**

- 3.7 The updates on the Civic Complex Development are for Members to note.

#### 4 NEXT STEPS: COMMUNICATION AND IMPLEMENTATION OF THE DECISION

- 4.7 The views of the Committee will be reflected in the minutes of the meeting which will be published on the Council's website.
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#### 5 CROSS-CUTTING ISSUES AND IMPLICATIONS

<b>Issue</b>	<b>Implications</b>	<b>Sign-off (name of officer and date)</b>
<b>Legal</b> including Human Rights Act	There are no legal implications resulting directly from the recommendations in the report	Estelle Culligan, Interim Head of Mid-Kent Legal Partnership
<b>Finance</b> and other resources	There are no financial implications resulting from the recommendation in the report	Jane Fineman, Head of Finance and Procurement
<b>Staffing establishment</b>	There is no impact on staffing levels as a result of the recommendations in the report.	Nicki Carter, Human Resources Manager
<b>Equalities</b>	There is no apparent equality impact on end users resulting from the recommendation in the report.	Sarah Lavallie, Equalities Officer

#### 6 REPORT APPENDICES

There are none.