



Democratic Services

Location: Phase II
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To: **COUNCILLOR EDDIE LAVERY**
CABINET MEMBER FOR ENVIRONMENT,
HOUSING AND REGENERATION

COUNCILLOR JOHN RILEY
CABINET MEMBER FOR PUBLIC SAFETY AND
TRANSPORT

COUNCILLOR MARTIN GODDARD
CABINET MEMBER FOR FINANCE

c.c. All Members of Executive Scrutiny Committee
c.c. Perry Scott, Director of Infrastructure,
Procurement, Business Improvement,
Communications, Waste Services and ICT
c.c. Chairman of the Residents, Education and
Environmental Services Policy Overview Committee
c.c. Helena Webster, Residents Services
c.c. Ward Councillors for Charville
c.c. Conservative and Labour Group Offices
(inspection copy)

Date: 15 March 2021

Non-Key Decision request

Form D

CAPITAL RELEASE REPORT (March 2021)

DEPARTMENT: RESIDENTS SERVICES

SERVICE AREA / PROGRAMME: Highways Structural Works 2020/21 - Town Centre
and Shopping Parade Initiatives 2020/21 - Kingshill Avenue Shopping Parade

RELEASE NO: 6

Dear Cabinet Member

Attached is a report requesting that a decision be made by you as an individual Cabinet Member. Democratic Services confirm that this is not a key decision, as such the Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012 notice period does not apply.

You should take a decision **on or after Tuesday 23 March 2021** in order to meet Constitutional requirements about publication of decisions that are to be made. You may wish to discuss the report with the Corporate Director before it is made. Please indicate your decision on the duplicate memo supplied, and return it to me when you have made your decision. I will then arrange for the formal notice of decision to be published.

Steve Clarke
Democratic Services Officer

Title of Report: Highways Structural Works 2020/21 - Town Centre and Shopping
Parade Initiatives 2020/21 - Kingshill Avenue Shopping Parade – Release No. 6

Decision made:

Reasons for your decision: (e.g. as stated in report)

Alternatives considered and rejected: (e.g. as stated in report)

SignedDate.....

*Cabinet Member for Environment, Housing and Regeneration / Cabinet Member for Public
Safety and Transport / Cabinet Member for Finance*

CAPITAL RELEASE REPORT (March 2021)

DEPARTMENT: RESIDENTS SERVICES

SERVICE AREA / PROGRAMME: Highways Structural Works 2020/21 - Town Centre and Shopping Parade Initiatives 2020/21 - Kingshill Avenue Shopping Parade

RELEASE NO: 6

Cabinet Member(s)	Councillor Eddie Lavery Councillor John Riley Councillor Martin Goddard
Cabinet Portfolio(s)	Cabinet Member for Environment, Housing & Regeneration Cabinet Member for Public Safety and Transport Cabinet Member for Finance
Officer Contact(s)	Helena Webster, Residents Services
Papers with report	Appendix A with capital release request for approval

HEADLINES

Summary	To seek Cabinet Members' approval for the release of capital funds for highway funded public realm improvements within Kingshill Avenue Shopping Parade, Hayes.
Putting our Residents First	This report supports the following Council objectives of: <i>Our People; Our Built Environment and Strong Financial Management.</i>
Financial Cost	This report seeks the release of £322k from the Highways Structural Works 2020/21 capital budget towards the Town Centres and Shopping Parade Initiatives 2020/21 budget for the highway public realm improvements within Kingshill Avenue Shopping Parade. The works will commence upon release of the funds and are due for completion by December 2021.
Relevant Policy Overview Committee	Residents, Education and Environmental Services Policy Overview Committee
Relevant Ward(s)	Charville

RECOMMENDATIONS

That the Cabinet Members for Environment, Housing & Regeneration and Public Safety & Transport, along with the Cabinet Member for Finance, agree to the capital release request of £322k from the Highways Structural Works 2020/21 Programme budget towards the

Town Centres and Shopping Parade Initiatives 2020/21 Programme budget to fund the highways public realm improvements within Kingshill Avenue Shopping Parade.

Reasons for recommendation

Investment in town centres and local shopping parades across the Borough, giving small independent the boost that they need, is a key Council priority. This is especially important since the Covid-19 pandemic has accelerated many of the trends already impacting local high streets.

Neighbourhood parades such as Kingshill Avenue meet the day-to-day needs of the local population, mainly focussed around convenience retail (top-up small basket shopping), hospitality and everyday services within walking distance for many residents. Since the Covid-19 pandemic began, neighbourhood parades have shown their value in terms of their unique offering and convenience.

The recommendation will upgrade the overall look and feel of Kingshill Avenue Shopping Parade, complementing the shop front grant improvements already underway and 'future proofing' this valued local retail, hospitality, and community resource

Alternative options considered / risk management

The Cabinet Members could decide not to accept the recommendations. The planned public realm improvements would not proceed or would be significantly scaled back to within the £100k funding from the Chrysalis 2021/22 programme, subject to a separate capital release request.

If the release of capital funds is not approved, the sustainability of Kingshill Avenue Shopping Parade cannot be effectively and efficiently progressed as planned and the contribution towards putting our residents first cannot be fully achieved.

Policy Overview Committee comments

None at this stage.

SUPPORTING INFORMATION

Kingshill Avenue Shopping Parade is a popular shopping parade serving the local community and forms part of the original Town Centre Initiatives 2018/21 programme.

Concept designs were shared with the Charville Ward Councillors and Cabinet Member in September 2018 and with their support, shop front grants were launched for Kingshill Avenue Parade businesses from November 2018 with complementary public realm upgrades scheduled in 2020/21.

In response to the Covid-19 pandemic, implementation of the public realm upgrades paused during lockdown. Detailed design proposals and costs were agreed with the new Cabinet Member on 10 February 2021 and shared with Charville Ward Councillors 19 February 2021.

The nationwide lockdown meant that many businesses especially non-essential retail, hospitality and personal services were forced to close, suffering an immediate drop in customers. Small business owners have always shown themselves to be creative, resourceful and resilient and many owners have adopted new technologies over the past year with local shopping set to be a legacy of the pandemic that will continue to shape the way smaller shopping parades are used for the foreseeable future.

Within Kingshill Avenue Shopping Parade, alongside the popular shop front grant scheme launched in November 2018 and new dual-lantern street lighting upgrades which commenced at the end of February 2021, further public realm works are planned to boost footfall and enhance the environment for residents and local families using the parade, including:

- New paving throughout, including the extensive private forecourts;
- Much better use made of the existing informal parking by demarcating individual parking bays;
- Decluttering the street scene by removing extensive lengths of guard railing and bollards;
- New raised table at the Adelphi Way junction to provide an informal crossing point;
- Removing unnecessary street furniture replacing with contemporary benches and cycle stands, and
- Working with landlords to improve the look of any vacant shops.

The budget estimate has been calculated using the schedule of rates contained in the Council's Highways term contract. Capital release is sought solely for the Highways element of the budget estimate. The Chrysalis £100k contribution, is included within a separate Chrysalis 2021/22 programme Capital Release 1 report which is in progress.

Item	Highways funding	Chrysalis funding (separate capital release in progress)
Footways, including enhanced paving specification at the heart of the parade (Adelphi Way Junction)	186	45
Carriageway resurfacing	20	
Resurfacing parking areas and marking out bays		24
Street furniture		31
Preliminaries	28	
Contingency 10%	33	
Engineering fees 16.67%	55	
	322k	100k
TOTAL	422k	

Financial Implications

2020/21 Highways Structural Programme Budget £15,684k, Previously Released £14,373k, Capital Release Requested £322k - Appendix A

The 2020/21 Capital Programme, approved by Cabinet and Council in February 2020, included a budget for the Highways Structural Works Programme of £10,000k. In June 2020, Cabinet approved the re-phasing of £5,684k of the unspent 2019/20 budget into 2020/21 from which £1,351k was previously released in 2019/20 for approved schemes that are continuing into 2020/21 for completion this financial year. The full budget is funded from Council Resources.

In addition to the £1,351k of previously released budget rephased from 2019/20 approved schemes, a further £13,022k has been released for numerous road and highway works in 2020/21.

This report is seeking the release of £322k for the footway improvements and carriage way resurfacing within the Kingshill Avenue Shopping Parade Initiative as part of the highways public realm improvements. The release request is based upon the Council's Highways term contractor's schedule rates and includes a project contingency of 10% of the total estimated works cost and internal engineer fees of 16.67% of the total estimated works costs.

The £100k Chrysalis contribution towards the public realm improvements, is included within a separate Chrysalis 2021/22 programme Capital Release report which is in progress, in conjunction with this report.

The remaining £989k of the Highways Structural Works capital budget will be allocated to further road and highway works as and when required, subject to the capital release procedure.

RESIDENT BENEFIT & CONSULTATION

The benefit or impact upon Hillingdon residents, service users and communities

Well designed and quality public space is vital to the success of town centres and high streets. Unappealing places often become underused with serious detrimental effects for local businesses including small, independent shopkeepers.

The intention of the recommendations within this report is to create a physical change to the look and feel of Kingshill Avenue Shopping Parade 'future proofing' this valued local retail, hospitality, and community resource.

Consultation carried out or required

Statutory consultations will be undertaken as required specifically in relation to any amendments to current parking arrangements.

CORPORATE CONSIDERATIONS

Corporate Finance

Corporate Finance has reviewed this report and concurs with the financial implications set out above, noting that the recommended action to agree a release of £322k for the footway improvements and carriage way resurfacing within the Kingshill Avenue Shopping Parade Initiative as part of the highways public realm improvements will be funded from the 2020/21 approved Highways Structural Works Programme capital budget.

Legal

The Borough Solicitor confirms that the Council is responsible for carrying out this function pursuant to Section 41 of the Highways Act 1980.

There are no legal impediments to the Council authorising this capital release.

Infrastructure / Asset Management

Infrastructure / Asset Management comments are included within the report.

Capital Release Protocol

The release of all capital funds, and certain revenue funds, held by the Council is to be made by a formal democratic decision. No expenditure can be placed or committed by officers until this formal approval is given by Democratic Services. Release of funds must be for identified projects only and strictly not for the general release of funds for projects to be identified at a later date.

No block releases of capital or funding will be allowed, except if authorised by the Leader of the Council in advance to Corporate Finance. The release of funds will only be made if previous Council, Cabinet or Cabinet Member agreement has been given to the project and only if there is an approved budget.

BACKGROUND PAPERS

NIL.

CAPITAL RELEASE APPENDIX A

Highways Structural Works 2020/21 Programme - Town Centre and Shopping Parade Initiatives 2020/21 - Kingshill Avenue Shopping Parade. Capital Release - No 6

Location	Project / Expenditure Title	Information	Funds Release Sought £'s	Approve	Hold	More Information Required
Charville	Kingshill Avenue Shopping Parade	Highways Public Realm improvements	322,000			
Total seeking release			322,000			
Previously released			14,372,696			
Budget			15,683,694			
Remaining budget			988,998			