

Orchard Park Shopping Centre Update

Rob Kingdom reported that the West Hull PCT had produced technical requirements for the NHS Local Initiative Finance Trust (LIFT) through the Sewell Group to develop and were waiting for additional requirements from the Council. They were eager to push the process forward. The Council will submit a Private Finance Initiative (PFI) Business Case for Government funds later this week, and is awaiting a decision. The Council, UiC and Orchard Park Community centre have produced final design briefs ready for inclusion in technical documents which explain the activities residents want to take place in the new centre.

The Council opened discussions around the retail redevelopment with the Sewell Group as the private partner to LIFT and is continuing negotiations. Sewells are attempting to gain a view by around the end of December as to the commercial interest in the site. This will inform the advice they can offer to the LIFT company. As part of this process a site feasibility study has been started to see if we can get all the elements on the site. Options which emerge can inform and reflect a wider economic regeneration master-plan for the immediate area including Shaw Park school site. This process will help the Sewell group to engage potential retail tenants for the LIFT co.

Master-plan Consultants should be appointed by the end of December and the Economic regeneration master-plan brief is due at the end of February. It is intended that this work will take on board the feasibility work and link in to the Housing Pathfinder Area Development Framework (ADF).

The Orchard Park Shopping Centre Regeneration Project Board intends to hold an open forum around the end of February when we have some outline drawings from the above processes. The master-plan consultants and ADF consultant will be invited along to hear your views. The public will be able to ask questions and submit ideas at this time to inform the whole design process. The reason we need to have some drawings first, is that we must ensure that the centre is commercially sustainable. Further details will be issued nearer the time.

UiC are finalising their requirements for social enterprise and business start up units. It seems likely that UiC will not be asking the LIFT co. to

design and build this due to a preferred self build option which may be located near the new centre rather than part of it. They have been writing bids for European Regeneration Development Fund money (ERDF) for both their project and the Community Centre and further work is required on these before the proposals are presented to the Pact board. A Service Level Agreement for occupation of the proposed resource centre has been drafted which is acceptable in principle to both parties for the occupation of the proposed resource centre.

The Orchard Park Community Care Association have finalised requirements for a new community centre and an Extraordinary General Meeting confirmed the participation of the Association and instructed the committee to negotiate with the Council the preferred option as a tenant under a PFI scheme

Next Steps

December

- Obtain Government approval for funding of Neighbourhood Integrated Service Centre
- Work on the final technical requirements for the new centre
- Work up some outline block plans and carry out market testing regarding retail and report back on feasibility of new retail and existing shops
- Engage consultants for the masterplan
- Agree a service level agreement with the Community centre

Future steps

Jan-	Complete technical requirements Firming up retail proposals Initial design work
Feb-	Consultation during the masterplanning exercises Firming up designs Reporting to Cabinet on proposals
Mar-	Detail design work
May-	Negotiations Financial close

Summer 04 Start on site
Spring 05 Centre opens