

1 February 2022		ITEM: 13
Planning, Transport, Regeneration Overview and Scrutiny Committee		
Regeneration Programme Update		
Wards and communities affected: Borough Wide	Key Decision: N/A	
Report of: Kevin Munnelly/Henry Kennedy-Skipton, Interim Strategic Leads, Regeneration		
Accountable Assistant Director: Keith Rumsey, Interim Assistant Director-Regeneration and Place Delivery		
Accountable Director: Sean Clark, Corporate Director-Resources and Place Delivery		
This report is: Public		

Executive Summary

This report is provided at the Chair's request in order to provide Members of an update on the progress on delivering projects within the current Regeneration Programme. The Tilbury and Grays Town Fund Programme updates are reported as separate items on this agenda.

1. Recommendation(s)

1.1 That the Planning Transport Regeneration Overview and Scrutiny Committee notes and comments on the information provided relating to the Regeneration programme.

2. Introduction and Background

2.1 Thurrock is home to unrivalled opportunities for growth, with £20bn of planned investment in new jobs, homes and infrastructure, and 1,000 acres of land ready for business development. The Regeneration Service is leading the planning and delivery of c£1.5bn of Regeneration Programmes across the Borough, including the development of enabling infrastructure to facilitate delivery of Thames Freeport growth opportunities.

2.2 The Council's Growth and Regeneration programme represents current and future projects which will facilitate and enable the achievement of the Council's ambitious employment targets. Historically, the majority of the regeneration programme have been focused on large enabling capital

infrastructure works. However, as illustrated by the Town Funds projects, there is an ambition to develop complementary projects that link skills attainment to job growth. This update focuses on those live projects that are currently being delivered. A full list of the wider Regeneration Programme and project status, including future projects is contained within Appendix 1. This list will develop, the project list and projects are under review.

3. Programme Update

3.1 A13 Widening

Status	<ul style="list-style-type: none"> • Current Forecast Open for Traffic (OFT) date of May 22 is being challenged. • Balancing Pond works delayed by EA approval – now to start in March 22
Progress	<ul style="list-style-type: none"> • Good progress generally but some production issues due to weather and acquiring material e.g. tarmac • Issues on some night closures – unknown utilities – impact progress
Milestones Due	<ul style="list-style-type: none"> • OFT – public end date OFT Feb 22 may slip to May 22 • Completion and handover to TC

3.2 SLH – Phase 1 Station Building

Status	<ul style="list-style-type: none"> • Station Buildings out to tender since 16/9/21 • Stage 2 Station Interchange subject to business case review by SELEC
Progress	<ul style="list-style-type: none"> • Tenders received 6/01/22 and currently being assessed.
Milestones Due	<ul style="list-style-type: none"> • Award contract 18/3/22* • c2c agree Development Agreement – end Jan 22 (backstop 25/2/22)

3.3 Purfleet Centre

Status	<ul style="list-style-type: none"> • Key documents such as CPO Request Notice in advanced state. • Developer funding progressing via Homes England and private market in tandem. • Initial Purfleet Planning Application (Reserved Matters) submitted. Outline planning permission secured. • Site visit by Chair of Homes England, a key funder and partner, 17th January 2022 with Thurrock Council.
Progress	<ul style="list-style-type: none"> • Site Phase 1A is at construction stage for the completion of 61 new homes by January 2023 • Network Rail land acquisition contract to be finalised Jan/Feb 22. Tenants have relocation site and its land acquisition progressing, completion March 2022.

	<ul style="list-style-type: none"> • Developer in negotiations with preferred equity funder-outcome expected Feb 2022 • Developer progress on Homes England funding-progress linked to equity funding
Milestones Due	<ul style="list-style-type: none"> • Milestones review by funder January 2022 • NR Land Acquisitions March 2022 • Deed of Variation to Grant Agreement March/April 2022 • PCRL Funding Milestone April 2022 • Tennants site Acquisition March 2022

3.4 Purfleet Primary School

Status	<ul style="list-style-type: none"> • Negotiations with PCRL on funding approach to agree delivery and PCRL funds.
Progress	<ul style="list-style-type: none"> • In negotiation with PCRL on funding. • Proposals for delivery/funding of new primary school have advanced, ref to DfE guidance. • Engagement undertaken with Education on project scope/delivery.
Milestones Due	<ul style="list-style-type: none"> • Jan/Feb 2022 Design development of school commences with clarity on funding. • Dec2022/Jan 2023 Start on site • May2024 Practical Completion – Housing Infrastructure Fund GDA milestone.

3.5 Grays Underpass

Status	<ul style="list-style-type: none"> • Project to commence GRIP 4 (Single Option Development) and GRIP 5 (Detailed Design) within next 6 weeks by agreeing a new design contract subject to NR agreed partnership approach to work and project funding. • Developing possible alternative strategy to accelerate schedule -e.g. early Subway construction and staging of the works. Land acquisition is a key risk
Progress	<ul style="list-style-type: none"> • Contracting strategy previously agreed but being reviewed to seek earlier start on site. E.g. Early Contractor Involvement (ECI), Design and Construct contract for Subway structure, Contract breakdown and strategy with award dates being developed. Possible Delivery Partner concept for Programme(s) being considered • A new design contract is being drafted between Thurrock Council and NR (Development Services Agreement for GRIP 4/5) to complete design. However this may be impacted by strategy review

	<ul style="list-style-type: none"> • Full planning application for scheme due to be submitted early 2022. • Land acquisition of the site – progressing with proposals and offers where appropriate. CPO, may be needed, but cannot commence until planning application submitted. • Council challenging NR on their fees and funding - to reflect the benefits of the project to rail industry. May escalate to DfT as appropriate. • Progress impacted by resourcing at NR and TC. Parties in discussions to address and TC staff recruitment.
Milestones due	<ul style="list-style-type: none"> • Next design contract (DSA) to be signed with NR (target Jan/Feb 2022) • Planning application submitted early 2022 and CPO process commences • SELEP spend deadline Feb 2022 (being extended with funder agreement) • Land assembly by negotiation – programmed to be completed March 2022, but resistance from owners to sell. • Planning permission – April 2022 (subject to timely submission) • CPO completes, land assembled – June 2023 • Start on Site – Aug/Sept 23 (if CPO needed). Nov 22 if no CPO, target.

3.6 Grays Programme/other

This is under review, key projects or opportunities contained in Appendix 1. Other projects are included in Appendix 1, e.g. Tilbury IMC.

Financials

- 3.7 The capital budgets and the associated financial risks are monitored throughout the life of the relevant projects. This is subject to regular reporting back to officers and members on a project by project basis. Significant changes to the scope or nature of projects will also be subject to reporting to officers and members as appropriate. The projects included in the report draw on the Council approved funding as well as wider funding sources from key partners including the South East Local Enterprise Partnership.

Resourcing Delivery

- 3.8 To support the delivery of the enlarged Regeneration Programme the Executive Director of Place Delivery has recently concluded a Departmental restructure. The aim of the revised structure is to provide much needed capacity to teams and projects and build a structure that is future proof and will allow projects to be developed and delivered on time and within budget. Investing in these services will greatly assist the delivery of major regeneration, housing and infrastructure schemes, creating and enabling job

growth as well as providing high-quality and much-needed housing for our residents.

- 3.9 A recruitment campaign for the new structure commenced in January 2022 with job adverts for the Assistant Director for Place Delivery and Strategic Lead for Regeneration, to ensure where possible key posts are filled from 1 April 2022 when the new structure goes live.

4. Reasons for Recommendation

- 4.1 To respond to the Chair's request for information on progress on delivering the current Regeneration programme.

5. Consultation (including Overview and Scrutiny, if applicable)

- 5.1 Consultation of individual projects has been undertaken in line with currently Corporate policies and external funding requirements.

6. Impact on corporate policies, priorities, performance and community impact

- 6.1 The Thurrock Local Plan and Economic Growth Strategy identify identifies a series of Growth Hubs where economic regeneration and housing growth initiatives are focussed.

7. Implications

7.1 Financial

Implications verified by: **Jonathan Wilson**
Assistant Director, Finance

The financial implications are set out in Para 3.7.

7.2 Legal

Implications verified by: **Courage Emovon**
Principal Lawyer / Manager Contracts & Procurement Team

This is an update report and there are no new direct legal implications arising. However Legal Services is on hand to advice on any legal implications that may arise in the proposals set out in this report.

7.3 Diversity and Equality

Implications verified by: **Roxanne Scanlon**
**Community Engagement and Project
Monitoring Officer**

There are no direct diversity and equality implications arising from this update report. Community Equality Impact Assessments will be carried out as required for projects during the planning process.

- 7.4 Other implications (where significant) – i.e. Staff, Health Inequalities, Sustainability, Crime and Disorder or Impact on Looked After Children

N/A

8. **Background papers used in preparing the report (including their location on the Council's website or identification whether any are exempt or protected by copyright):**

None

9. **Appendices to the report**

- Appendix 1 – Project List

Report Author:

Kevin Munnely, Interim Strategic Regeneration Lead
Resources and Place Delivery