



**Board Meeting
Tuesday, 15 December 2009
1000-1300 hours
Margate Media Centre**

A G E N D A

- 1 Welcome and Introductions**
- 2 Minutes & Actions of the Last Meeting**
- 3 Urban Panel – Feedback from Return Visit**
- 4 Margate Task Force & Neighbourhood Plan**
- 5 Housing Renewal Programme**
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Presentation by King Sturge
- 7 Sea Change Dreamland & Creative Margate Update**
- 8 Margate Flood & Coast Protection**
- 9 Parking Access & Movement & Public Realm Update**
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- 11 Programme Director's Report**
- 12 Any Other Business**
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**18 March 2010
23 June 2010
7 October 2010
16 December 2010**



Margate Renewal Partnership Board
Tuesday, 16 June 2009
Margate Media Centre
MINUTES

Attendance			
Pam Alexander	CE of SEEDA, Chair	John Bunnett	TDC
Sandy Ezekiel	Leader TDC	Doug Brown	TDC
Cllr Roger Latchford	TDC, Deputy Leader	Nick Dermott	TDC
Richard Samuel	TDC, CE	Brendan Ryan	TDC
Di Wooloff	GOSE	Mike Marsh	TDC
Simon Bandy	HCA	George Chandler	KCC
Andrew Brown	English Heritage	Keith MacKenney	KCC
Colin Maclean	KCC/Thanet Works	Cllr Kevin Lynes	KCC
Ann Sutton	CE, PCT	Amanda Honey	KCC
Derek Harding	MRP	Allert Riepma	SEEDA
Richard Russell	ACE	Simon Richardson	SEEDA
Apologies			
Michelle Davies	HLF		
Cllr Mike Hill	KCC		
Theresa Bruton	KCC		
Victoria Pomery	Turner Contemporary		
Guests			
Guy Hollaway			
Minutes: Mandy Cronje			

1. Welcome & Apologies

- PA welcomed Ann Sutton, Chief Executive of the Primary Care Trust and stated that it was great to have her on board.
- Apologies were advised and PA expressed how sorry she was that Cllr Sarah Hohler was no longer involved in the partnership but wished her well in her new Cabinet Member role in Education and Children Services.
- PA also welcomed guest Guy Hollaway of CTM Architects presenting the Rendezvous proposals and George Chandler from KCC updating on the Parking, Access & Movement Plan.

2. Minutes & Matters Arising

- The Board agreed the minutes of the last meeting.
- The Action table sets out actions and comments arising and most are included on today's Agenda.
- DH noted that regarding the SEEDA Research on Coastal Towns report has not been finalised and will be dealt with in the Director's Report – Item 12.
- PA queried inclusion about the Recession and it's affect on the projects. DH advised that this will become a specific item in the Director's report.

3. Rendezvous Site Presentation

- KMc introduced the item giving a brief update on the progress to date advising that Gleeson's withdrew from the project at the end of June 2008. KCC decided to pursue with a hybrid planning application for the site and formed a project team with officers from KCC and TDC. CTM architects were selected and Knight Frank as the development consultants. KMc advised that there is still a lot more consultation required especially Turner and the RNLI. The purpose of the presentation was to keep the Board involved at critical stages. KMc introduced Guy Hollaway of CTM to present the scheme.
- PA advised that the presentation was very helpful and asked for Board member comments.
- SE commended GH saying Margate has a bright future and that he liked the linkages into the Old Town and queried if this was the Master Plan or if it is going to be a planning brief?
- RS stated that it needs to be very clear that we can secure the Fort Hill site and there is a need to apply pressure on the land owners.
- PA thanked Guy for the presentation stating that it was clear that an enormous amount of time and effort had been put into this project. PA queried if there was any way the planning application could guarantee the quality and shape that has been presented and if it would be possible to tie future developers into using the design?
- KMc advised that it is hoped to submit a planning application by September but he is unsure as to when to go to market. KMc stated that a lot depends on who is selected as a preferred partner. The planning application for the hotel will be detailed, which will tie in the developer.
- PA stated that the residential could look very different at the end of the day and stressed the importance on the Turner Contemporary. DB advised that he was very comfortable with what has been done and has been working closely with KMc.
- RR indicated that he was pleased with the relationship with the site and the gallery but raised concern around the construction phase. The gallery will be open and operational and the desire is for visitors to have a quality experience.
- GH explained that the development has been designed in such a way that access for construction will be behind the gallery and estimated completion of construction to be approximately two years.
- AH wished to reinforce that the public realm work with Gross Max is progressing and is working closely with GH.
- SE stressed the need for a public display so that the public can see what the partnership intentions are stating that it will give the public confidence in the partnership. DH advised that this is one of the highest priorities. DH has met with Chris Lamb of Kent Architecture and requested they assist us in presenting the plans in an interactive way. DH has spoken to VP about exhibiting the displaying in Droit House.
- PA queried as to whether David Chipperfield had been consulted regarding these plans. KMc advised that David Chipperfield had been shown the plans and "understands the need".
- PA queried if the Regional Design Panel might have the opportunity to see the plans and also queried the viability of delivery.
- KMc advised that this is still work in progress and feels both elements are viable. It is difficult to predict timescale in the current market but KMc feels that progress is moving in the right direction.

Decision: The scheme's development was noted

Action:

- **The Board will be kept informed of progress.**
- **An update on the Planning application for the hotel to be given at the next meeting.**
- **Proposals for a public display will be developed.**

4. KCC Report – ‘Margate Task Force’ Proposal

- Colin Maclean introduced the item reviewing the points in the report.
- AH advised that there are three strands focussing on the two wards; housing, triple aim and a multi agency task force. A meeting was held on 8 June between key decision makers from key agencies to agree a framework of action to drive forward this initiative. The meeting went very well and there is an appetite to tackle tasks in a different way, pulling together resources from all the agencies. Agencies at the meeting included TDC, PCT, Jobcentre Plus, KCC and the Police.
- PA asked about the timescale.
- RS advised that the core agencies aim to submit a report to Cabinet in September/October. RS advised the relevance Kent's 'Total Place' pilot supported by Peter Gilroy. CAA will be publishing their findings in November. Total Place is hoping for submission by September. The agencies recognise that this needs to move quickly.
- AS reiterated that there is huge momentum and commitment. AS advised of a pilot project Fit for Work which has £13m for 10 pilots across the country. AS advised they are bidding for one and this could open doors for a lot of other resources.
- PA enquired to the timescale of establishing the team, scope and governance as well as performance management arrangements.
- RS advised that for the decision makers it is hoped a decision to form the Task Force will be made in autumn. AH advised that CM is already working in Thanet, KCC has facilitated this and has the resources.

Decision: The board noted the report and endorsed the approach.

Action:

- **An update on progress and time frame to be established at next meeting.**

5. Housing Renewal Update

- BR introduced the item asking the Board to note a few points. A lot of work has been going on concerning a multitude of activities. An Action Plan has been developed and is being presented to Cabinet. There will be public consultation and discussions held with ward councillors. Final Council approval is expected in October. A housing steering group has been formed with representatives of the HCA to develop the business case to support investment decisions of the HCA. Progress on this has been slow and at a recent meeting with David Edwards the prognosis was less optimistic about resources. Within the next few months there should be some clarity.
- BR advised that Housing is working closely with the PCT on the Triple Aim project. A discretionary licensing scheme has been introduced.
- Key sites being addressed are the Arcadian and Fort Hill, work is on-going. Housing has been successful in acquiring Hotel Lesley in Dalby Square along with an RSL partner. After many months of negotiations it has been agreed to close in July.
- RS echoed concerns about the meeting with David Edwards. RS stated that there is a considerable amount of waiting lists, a slim building programme and the demand for housing is going to increase. RS stated that enforcement may have to be relied upon more so than acquisition.
- PA raised concerns about delaying action and suggested a meeting be convened between PA, RS, SB with a higher level of housing board.
- SB stated that within the region, HCA feels this is a priority and want to be involved and find a solution advising that there will be a team based in Kent.
- AB hopes that the revised framework has a policy to protect the conservation of the built environment and offered support on the enforcement.
- ND thanked the Leader and Deputy Leader of the Council for supporting the heritage and conservation of buildings in Cliftonville stating that the Conservation Section are producing a brief which has been put out to consultants.

- PA queried when the housing renewal Steering Group would meet. RS advised once the business case had been approved by the HCA Board.
- PA advised that the PCT is injecting £2m into housing. The business case should be committed by the 1 October and assurances by services are encouraging.

Decision: The Board noted the update.

Action:

- **TDC to present the business case and update at next meeting.**

6. Urban Panel Report & Response

- DH introduced the report recalling that the Urban Panel visited in April and produced a report of their findings and recommendations. The Panel recognised the strength and diversity of the Partnership and the need for Dreamland to progress urgently but questioned the benefit of the Dreamland link road and prioritisation of the public realm. The most important and challenging issue is 'social dumping' and housing mix in Cliftonville.
- DH suggested the Urban Panel be invited back to the Board in October to discuss some critical issues.
- PA stated the Board should not lose the momentum of their interest.
- RS advised that Cabinet members commented on not being involved in this visit and suggested they be invited to meet the Urban Panel on their next visit.
- PA agreed some thought must be given on management of the next Urban Panel visit and involvement of Councillors. PA queried thoughts on the issues of the Dreamland link road and some of the aspirations of the public realm on the seafront.
- DB advised there are issues on the Dreamland link road that the Panel are not aware of. Regarding the public realm, the lack of resources was a consideration.
- RR feels that something of a temporary nature that has added value for Turner Contemporary should be done on the seafront for when it opens. The boarded up fronts along the seafront need addressing.
- PA was pleased about the comments that Margate is turning into a place where people want to be, but does not want their comments to turn the focus away from what needs to be done.
- RS advised that Cecil Square could easily be turned back into a Georgian square by relocating the bus stops outside the Council building by removing some of the parking spaces. This will be considered by the Public Realm Group.

Decision: The board noted the report and comments.

Action:

- **PA to write a letter of thanks to the Urban Panel inviting them to the Board meeting on the 1 October and identifying the critical issue for the meeting will be the housing challenges.**

7. Creative Margate Programme

- MM introduced the report and provided an update on the project.
- MM stated that ACE, EH and TDC had taken the lead on a 'core' part of Creative Margate and formed a unique collaboration. The MACH 123 programme will be developed and delivered over the next 3 years, investing in historic and cultural elements to support the 'creative quarter'. MM thanked Andy Brown and Sophie Jeffery for their support and commitment.
- RR stated that the most important aspect in terms of its sustainability is that Margate does not have a sustainable model for creative workspaces and what is the legacy after the MRP programme is finished.
- MM advised that there would be a public launch in the summer.

Decision: The Board noted the report and supported the delivery process.

8. Sea Change Proposals

- DH introduced the report updating the Board on the process of the Dreamland Sea Change application and advising that an Open Grant application is being pursued in case the Large Grant application is not successful. The Large grant application was submitted at the end of April and a decision is expected on the 8th July. The Sea Change assessment team visited Margate on the 15th May and highlighted the major risk is the lack of security associated with the landowner's contribution. It is intended to go back to the Sea Change team at the end of the month with an agreement in principle from the landowners.
- RR stressed the need for partners to support DH with alternative mechanisms to the landowner's contribution as it is critical that the application be submitted as soon as possible.
- RS stated that there is less than three weeks to confirm this alternative funding, considering that there is some cynicism about the landowners and asked if there was any assurance/guarantee from the partners to support this.
- KL stated that property services are working on this and are aware that this is a very important project.
- DH advised that a contingency plan is being looked at on how the project can be re-phased.
- PA stated it would be desirable to invite the CE of HLF to visit Margate.
- DH advised that additional resources are required to progress some critical issues that relate to the Dreamland project. DH expressed the desire to retain the services of the PRT.
- Regarding the Open Application scheme DH advised that through Creative Margate an application is being submitted to support the MACH 123 programme. Details are in the Draft Proposal, appendix to the report. The aim is to form a legacy trust.
- PA queried if it would be possible to win both bids and stated ERDF funding would be very helpful in this project.
- RR stated that the Open Grant Application has to be submitted before the results are known from the Large Grant Application, but the rules do allow 2 successful bids.
- PA stated that it helps to have the views of the Urban Panel and that the link is made between the Turner Contemporary and the creative quarter with the Dreamland bid.
- AH felt that consideration may be given to the fact that Margate is close to Folkestone and could be tapped into. RR stated that Folkestone's creative is very different to Margate and it would be difficult to replicate their model but it is something we could learn from.

Decision:

- **The Board noted the updated report.**
- **Agreed the additional £22.5k costs**
- **Supported the Sea Change Open Grant Application for Creative Studio spaces, delegating authority to the Director to approve the final bid in consultation with the Bid Funding Partners.**

9. Parking Access & Movement Plan

- GC introduced the report advising that a very successful meeting had been held with Morrisons regarding College Square. Morrisons have invested over £800,000 into the car park and works should be complete in six weeks time, including better lighting. PA advised this was good news and that SEEDA would like to know about companies who are investing in areas to improve them.
- A parking survey is to be carried out on the Old Town. The results of the survey will be reported to the Board in autumn.
- GC gave a presentation on engineers' drawings for the proposed station green roundabout advising that there would be drainage issues and the temporary changes on the station

roundabout would cost in excess of a quarter of a million pounds. There would also need to be a coherent use of the area that is being freed up.

- SE stated an option could be to place the Heritage Amusement Park in this space expressing the concerns about the commitment of the landowners of the Dreamland site.
- PA noted the fact that extra funding will be required for these temporary works.
- There was discussion on usages of the shared space and the Dreamland link road. DB advised that regarding the Arlington site, Tesco Board will make a decision in July on whether to submit a planning application.
- AB expressed concern about Cecil Square public realm improvements being demoted but was pleased progress was being made on pedestrian signing and the quality of the old town.
- DH felt that an incremental approach could be adapted to Cecil Square dealing with relocation of bus stops should be a priority as it is a more practical solution.
- PA stated the discussion has been very helpful.

Decision:

- **The Board noted the progress on the Parking, Access & Movement.**

Action:

- **PAM Action Plan updates to be presented at next meeting.**
- **The priority list of projects to be pursued was approved and included Cecil Square and seafront carriageway reductions;**
- **Alternative options for the Dreamland link road to be pursued with developers and planners and an update to be presented at the next meeting.**

10. Final Draft Implementation Plan

- DH introduced the item advising that the Final Draft is now complete and ready for signing off.
- PA thanked DH for the hard work put into producing this document.

Decision: The Board approved the Final Draft Implementation Plan.

11. Progress Report

- DH advised that the Lido site had been advertised for sale in the recent Estates Gazette.
- AR updated on the M&S site advising that a number of discussions with public sector bodies have been held but the main interested party is Thanet College, offering some basic skills and employment courses. The college have initial plans of how this could work and might have the Citizens Advice Bureau join them with a general reception area on the ground floor. The Citizens Advice Bureau also indicated an interest in using some of the office space upstairs. There is the possibility of an internet café being situated at the back of the ground floor, opening onto Cecil Square. They are also talking of running an ad hoc catering facility where students can gain some experience in dealing with the general public. They have drawn up the initial floor plan but now need to do more detailed work, eg conducting an asbestos survey. There is some asbestos at the front which needs to be sorted out immediately. Initial works are going to cost in the region of £200K which Thanet College is prepared to do but they are also looking at Thanet Works for assistance.

Decision: The Board noted the report.

12. Director's Report

- The report was taken as read.

- DH advised that Thanet Works Phase 1 projects have been approved (£1.1m total funding for seven projects).
- DH stated the Recession will be a standing item on the agenda at future meetings.
- The stats from the SEEDA research do not accurately show the trends of the recession in the area and more work is required.
- Seabathing – the administrators are managing and talking to potential investors.
- Old Town Action Group is very active at the moment and has arranged a number of festivals over the weekends this summer in the Old Town.
- The Big Event is this weekend.

Decision: The Board noted the report.

Action: Recession to be included on the next agenda.

13. Dates of Future Meetings

All meetings are held at the Margate Media Centre, at 10.00am unless advised otherwise.

- 01 October 2009
- 15 December 2009

BOARD MEETING ACTION POINTS AND PROGRESS REPORT

16 June 2009	Action	Progress
Item 2 – SEEDA Research Study	<ul style="list-style-type: none"> DH to circulate final report to officers & Board and hold workshop to agree actions. 	<ul style="list-style-type: none"> Report finalised. Workshop held with Officer Group. See Item 11.
Item 3 – Rendezvous Scheme	<ul style="list-style-type: none"> Update on planning application to be given at next meeting. 	<ul style="list-style-type: none"> See Item 10 – Progress Report. Scheme under review following further discussions with DCA, Turner and KCC.
Item 4 – KCC Task Force	<ul style="list-style-type: none"> Update on progress and timetable at next meeting. 	<ul style="list-style-type: none"> See Item 4.
Item 5 – Housing Renewal	<ul style="list-style-type: none"> Detailed plan should be aligned to KCC Task Force and reported back to next meeting 	<ul style="list-style-type: none"> See Item 5.
Item 6 – Urban Panel Report	<ul style="list-style-type: none"> DH to draft letter of thanks to Urban Panel and set out key issues for discussion at 1 October meeting. 	<ul style="list-style-type: none"> Done. See Item 3.
Item 9 – Parking Access & Movement Plan	<ul style="list-style-type: none"> Consider alternatives to link road & options to be presented to next meeting. 	<ul style="list-style-type: none"> See Item 9.
Item 12 – Programme Director's Report	<ul style="list-style-type: none"> 'Recession' to be standard item on every agenda. 	<ul style="list-style-type: none"> Done.

Date:	15 December 2009
Item No:	3
Item Title:	Urban Panel – Feedback from Return Visit
Author:	Derek Harding
Purpose:	For Discussion
Recommendation	The Board is asked to thank the Urban Panel for the return visit and receive feedback from the Panel at the meeting.

1. Introduction

- 1.1 The Urban Panel visited Margate on 4th and 5th March 2009 and produced a review paper which was presented to the Board in June 2009.

2. Return Visit

- 2.1 The key findings of the Panel were discussed at the last meeting and it was agreed to ask the Panel to return to Margate to review progress on the specific challenges posed by placements and the housing market failure (see Items 4 and 5).
- 2.2 The return visit will involve three members of the Urban Panel: Les Sparks (OBE), Narendra Bajaria (CBE) and Dickon Robinson (CBE) accompanied by Caroline Fraser of CAGE and Andy Brown of English Heritage.
- 2.3 The return visit on 14th December will involve a short tour of the area and presentations by officers on the Task Force and Housing proposals. This will be followed by an informal dinner. The Panel will hold a 'closed session' and provide a verbal report back at the meeting.
- 2.4 The return visit of the Panel is particularly timely as it will inform the next phase of the Task Force work and the approach to the HCA for support with our Housing investment plans.

3. Recommendation

- 3.1 The Board is asked to thank the Urban Panel for the return visit and receive feedback from the Panel at the meeting.

Date:	15 December 2009
Item No:	4
Item Title:	Margate Task Force & Neighbourhood Plan
Author:	Colin Maclean
Purpose:	For Decision
Recommendation	The Board is asked to: a) note progress on partnership commitment; b) comment and endorse the direction of travel; c) approve the brief for the Neighbourhood Plan; d) agree to receive the full plan/model for the Margate Task Force at the next meeting.

1. Introduction

- 1.1 At the last meeting, the Board asked to be kept informed of progress on establishing the Margate Task Force and a timeframe for delivery. This report provides an update on activity since the last meeting and seeks approval of the brief for the production of a Neighbourhood Plan for the area.

2. Update on Margate Task Force

- 2.1 Since the last meeting there have been a series of meetings and discussions across a range of agencies to secure commitment and define the approach to delivery. The key aspects are set out as follows:

- 14 July - first meeting of the Steering Group – chaired by Amanda Honey and including Richard Samuel, Chief Executive, TDC and Ann Sutton, Chief Executive, EKCPCT. The overarching aim of the Steering Group is to transform the lives of individuals and create a balanced and healthy community whilst bringing the area's deprivation indicators back in line with the District averages by 2019. Priority themes identified as the Housing Renewal strand (led by TDC); the Triple Aim initiative (led by the EKCPCT) and the Task Force itself (led by KCC, TDC and the EKCPCT).
- 22 July – Colin Maclean seconded from KCC/Kent Partnership as interim Director combining this role with Director of Thanet Works. Colin is also the Chairman of the Safer and Stronger Communities Board (the existing neighbourhood management scheme)
- 4 September – development workshop held involving 35 senior managers. A target of April 2010 was set for the team to 'go live'. This will be driven forward by an Implementation Group.
- 17 September - SSCF Board agreed to hold a separate session (including ward councillors/other community leaders) to discuss options for the continued development of stakeholder and customer engagement during the next six months and from April 2010 onwards.
- 28 September – Implementation Group agrees outcomes for first phase as follows:
 - Promote clear rationale for partner intervention
 - Achieve support from all agencies and the local community for a long-term vision and Secure agreement from relevant agencies for their inclusion in and active contribution to the

formation of a Margate Task Force, charged with developing and delivery of a vision and neighbourhood plan.

- Having established the operational structure for the Team, secure multi-lateral agreement for its effective leadership, management and resourcing (including budgets and location)
 - Develop and secure agreement for a coherent proposal for the engagement of the local community in the plan and its delivery.
 - Identify and complete a specific proposal for the Total Place initiative which assists all partners in the delivery of the vision and aspirations. This opportunity is focussed on a new collaboration between central government and local agencies to deliver better value.
- 2 November – meeting of the KCC and TDC Cabinets with the PCT Board endorses work to date and provides multi-lateral commitment for next steps. This unique mandate for action includes a series of Theme meeting with the first focussing on Housing.

3. Total Place

3.1 The Margate Task Force is one of the 'culture' strands of the Kent Total Place pilot – the others relating to the Gateways/Access Kent programme and the development of a multi partner Asset Management strategy. The MTF has been supported over recent months by an experienced senior consultant – Andy Snowden – who completed an independent assessment of partner commitment and capacity. The TP first stage proposal document was submitted to the Treasury on 18 September. The following sets out a summary of the aspirations for the MTF strand:

- *efficiency and effectiveness of service delivery through co-located teams and person-centred services*
- *clearer understanding of core priorities influencing resource allocation and better outcomes for individuals and families*
- *clear evidence of how resources are able to be shifted to enable better targeting and, as a consequence, evidence of downstream savings to different public agencies*
- *clarity of strategy and plans underpinned by effective shared data and intelligence*
- *services and resources better deployed through a new collaborative effort*
- *evidence base – modelled on preventative/'invest-to-save' principles – to demonstrate the direct impact of targeted outcomes on public sector savings.*

3.2 A visit to Margate by Alexis Cleveland, Director General, Transformational Government and the Cabinet Office – who is the Government 'Champion' for Kent Total Place – was held on 20 October. One conclusion from this very successful visit was a proposition for a follow-up meeting in December where Alexis Cleveland would chair a meeting of top civil servants from key Departments and aim to achieve sign-up to a 'Margate Agreement' – like a form of high level protocol for commitment to action between central government and partners..

4. Work Strands

4.1 These are the key work strands included in the first phase of the programme:

a. The Housing Renewal Strategy is pivotal to changing the structure of the community through reducing the levels of private sector housing and associated issues related to Houses in Multiple Occupation. On 18 October, Sir Bob Kerslake, CEO, Homes and Communities Agency visited Margate and requested further investigations regarding the housing market and possible interventions (see Item 5).

A successful high-level meeting was held on 3 December on Housing Theme chaired by Richard Samuel and including Leaders/Cabinet Members from TDC/KCC, Amanda Honey, PCT, HCA and lead advisors. Key action agreed included:

- Further work to be commissioned through the Kent Housing Strategy consultants to build an economic case for intervention and options for interventions.

- Aligned with this is the need to stem the tide of vulnerable families being housed in these wards. Discussions are advanced on a new Kent Placements Protocol, a 'Clearing House' model will be developed aiming to bind Kent partners into a new policy approach.
- b. The Triple Aim initiative spearheaded by the East Kent and Coastal PCT will be a key work strand. The PCT recognises the costs to the health economy from this area and devoted resources to assessing needs and influencing future commissioning, including with its partners. The baseline assessment has now been completed and has been presented to partners.
 - c. Fit for Work Service Pilot – the bid led by the EKCPCT is targeted at this area and focuses on prevention of those working but at risk of long-term sickness moving on to Employment Support Allowance (previously Incapacity Benefit). The bid – for over £1m –reached the final stage which included a panel interview (attended by Dame Carol Black, National Director for Health and Work). Led by Ann Sutton, the team presented the proposal and have been informed that this has been successful. It is one of only ten in the country.
 - d. The goal is to develop a fully operational multi-agency action plan and a fully operational multi-agency Task Force team by April 2010. Key principles would include an 'invest to save' approach focused on prevention, better use of resources and customised services. The Total Place timetable (submission to central government completed by February 2010) will afford support in the development of the vision and team as well as identifying key blockages and barriers at county, regional and national levels as well as new freedoms and flexibilities which will enable the work of the Task Force to be achieved more effectively and/or accelerated. Total Place 'Deep Dive' work has started focussing on typical High Cost Cases.

5. The Neighbourhood Plan

- 5.1 A Neighbourhood Plan will be developed which sets out core objectives and outcomes covering themes such as tenure diversification, skills and employment, educational attainment, environmental quality, community safety, resident satisfaction and other quality of life indicators. This will be developed with the community and key partners and will provide the long-term framework and direction for the team. Actions will be set out in 1 and 3-year plans guiding the allocation of effort and resources.

Core Partners have been consulted on the draft brief but it requires further work and refinement. It is intended to employ a consultant to co-ordinate the work, closely managed by the client team which will include local representatives. It is intended to use CABE enablers to assist with producing the spatial plan. A bid has been submitted to GOSE under the Connecting Communities (previously called 'Intensive Local Engagement'), to support the community engagement work.

The costs of producing the Neighbourhood Plan is estimated to be £50,000 - £60,000. This will cover the costs of a consultant to co-ordinate the work, analysis and data collection, community consultation and the production of the document (including plans, maps, action plan). It is proposed to seek funding from partners namely the HCA and KCC through their 'Regeneration Fund'.

The draft brief for the Plan is attached for approval. This is being closely linked with the key national agencies through DCLG, HCA and CABE as well as the Safer and Stronger Communities Fund (SSCF) Board. A special meeting of this Board took place on Monday 30 November to bring local councillors and key community representatives into the process. However this development work must run in parallel with the work to form the MTF multi-agency team if this is to be achieved by April 2010.

6. Proposed Next Steps – A Two-Phased Approach to Achieve an Effective Margate Task Force

- 6.1 There are many strands of work running in parallel. However messy this may be – and the management of communications is a very important priority – there are those who want to work together better to help shape the environment for the future. This provides the rationale for a *‘Two-Phased Approach’*

Phase 1 – ‘Ready and Willing’

- **Phase 1a:**
The first strand is partnership machinery – those responsible for strategy, external funding, governance and with direct links to key leaders such as: MRP, MTF, Thanet Works. It is proposed to bring these teams together and co-locate them in the Media Centre.
- **Phase 1b:**
The second is the ‘frontline delivery’ team which is likely to be focussed on housing and community safety.
- **Phase 2 – Full MTF Team**
The full model needs to reflect the themes which are identified consistently and which, when brought together, will provide an integrated service which otherwise does not exist. It is recommended that the proposed model is developed within the following framework:

Head of MTF	(Housing (Environmental Quality (Community Safety/ Community Wardens (Social Services – Adults/Children (Employment (Youth Offending (Others
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- At its last meeting on 2 December, the Implementation Group agreed to develop a multi-agency operating plan the operational team. A project plan is in place to direct, control and monitor actions in pursuit of our targets.

7. Recommendation

- 7.1 The Board is asked to:
- a) Note progress on partnership commitment
 - b) Comment and endorse the direction of travel
 - c) Approve the brief for the Neighbourhood Plan
 - d) Agree to receive the full plan/model for the Margate Task Force at the next meeting.

Appendix 1 – Draft Brief for Neighbourhood Plan

Margate Renewal Partnership

Margate Neighbourhood Plan 2030

Brief for Consultants

A shared vision and plan to create a balanced and sustainable community in Margate Central and Cliftonville West.

(Cover illustration to be added)

(date)

(version 4)

(Logo(s) to be added)

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- I Contacts

1 Introduction and background

In mid-2008, the Margate Renewal Partnership (MRP) carried out a strategic review of the Margate Renewal programme. The primary purpose of the review was to revisit, and re-define as necessary, the overall strategy and priorities for the programme. The review was informed by a report commissioned by the Partnership and produced by *Shared Intelligence* entitled the 'Margate Renewal Study' (2008). The main findings of the renewal study were:

- Thanet District Council is working to rebalance the housing market, but resources have not enabled this to be at a sufficient scale to have a major impact in the two wards. A new programme needs to be implemented: adopting a more aggressive approach to improving management by landlords; expanding the licensing of Houses of Multiple Occupancy (HMOs) and driving further enforcement action; and identifying clearance areas if and where possible in order to remodel housing to make it appropriate for families
- In conjunction with this work on the housing market, the flow of homeless families and vulnerable people should be reduced. Those vulnerable people who are here or newly-placed need better coordinated support. A more effective range of services should also be provided for all economic migrants, including advice and guidance on housing, education, work and language training.
- In relation to economic development, the report suggests that Thanet District Council and the MRP should develop and deliver a range of programmes to support the local Margate economy, with a focus on the visitor economy and creative industries, but that they do not have the resources or capacity to do so
- More coordinated local activity and outreach services should be considered by all delivery partners. There are concerns about community cohesion and newer migrant communities struggle to access local services. The services provided by key public sector agencies are struggling to cope with the impact of UK migrancy and the high level of economic migrancy, in particular from Eastern Europe, is placing further strain on already stretched resources.
- The level of worklessness in Margate Central and Cliftonville West remains a serious issue, and adult skills development is generally quite fragmented. The extensive and entrenched nature of worklessness in these wards requires a more targeted and coordinated approach to skills development, employer engagement and work placements.

The Margate Renewal Study (2008) also highlighted the need to increase the level and type of provision of 'personalised services' (health, advice, support etc) to vulnerable people in the two wards and it will be essential to develop a plan for tackling out of area placements alongside a tailored programme of support services. The Board agreed to pursue these issues through existing structures such as the Kent Partnership and the East Kent Local Strategic Partnership. Specifically, the following actions will be taken forward:

- Senior level discussions to develop a detailed proposition for tackling the out-of-District placements in the two wards, with the support of KCC.
- A request for funding from Kent Partnership to provide a boost of resources to Margate Central and Cliftonville West, emphasising that dedicated interventions within these two wards would have a dramatic impact on the KCC-wide targets.
- Develop, in partnership with the Homes & Communities Agency, a comprehensive and co-ordinated housing plan.
- Secure a multi agency commitment to deliver an 'invest to save' approach over a five to ten year period. This will be initiated by establishing a '**Task Force**' responsible for strategic co-ordination, policy development, partnership working and delivery.

A high level multi-agency event was held in June 2009 to consider these issues and the proposition for a 'Task Force'. The meeting concluded with broad and enthusiastic support for this direction. A steering group has been formed, led by chief officers from KCC, TDC and the PCT. A senior manager from KCC has been seconded to drive forward this important initiative.

Current Activity and Core Work Strands

These are the key work strands and brief overview of recent activity:

a. The **Housing Renewal Strategy** is pivotal to changing the structure of the community through reducing the levels of private sector housing and associated issues related to Houses in Multiple Occupation. On 18 October, Sir Bob Kerslake, CEO, Homes and Communities Agency visited Margate and requested further investigations regarding the housing market and possible interventions

Aligned with this is the need to stem the tide of vulnerable families being housed in these wards. Discussions are advanced on a new Kent Placements Protocol aiming to bind Kent partners into a new policy approach.

A Draft Placements Protocol is to be developed and adopted by all local authorities

b. The **Triple Aim** initiative spearheaded by the East Kent and Coastal PCT will be a key work strand. The PCT recognises the costs to the health economy from this area and devoted resources to assessing needs and influencing future commissioning, including with its partners. The baseline assessment has now been completed and has been presented to partners.

The Baseline assessment currently being shared with partners with aim of influencing services and developing new ways of collaborative delivery

c. The goal is to develop a fully operational multi-agency **Task Force** team by April 2010. Key principles would include an 'invest to save' approach focused on prevention, better use of resources and customised services. The Total Place timetable (submission to central government completed by February 2010) will afford support in the development of the vision and team as well as identifying key blockages and barriers at county, regional and national levels as well as new freedoms and flexibilities which will enable the work of the Task Force to be achieved more effectively and/or accelerated.

The Neighbourhood Plan will bring together agencies and the community to build the vision, targets and identify immediate priorities

d. **Total Place** - The Margate Task Force is one of the 'culture' strands of the Kent Total Place pilot – the others relating to the Gateways/Access Kent programme and the development of a multi-partner Asset Management strategy. The TP first stage proposal document was submitted to the Treasury on 18 September. The following sets out a summary of the aspirations for the MTF strand:

- *clearer understanding of core priorities influencing resource allocation and better outcomes for individuals and families*
- *clarity of strategy and plans underpinned by effective shared data and intelligence*
- *clear evidence of how resources are able to shifted to enable better targeting and, as a consequence, evidence of downstream savings to different public agencies*
- *services and resources better deployed through a new collaborative effort*
- *efficiency and effectiveness of service delivery through co-located teams and person-centred services*
- *evidence base – modelled on preventative/'invest-to-save' principles – to demonstrate the direct impact of targeted outcomes on public sector savings.*

A visit to Margate of Alexis Cleveland, Director General, Transformational Government and the Cabinet Office – who is the Government 'Champion' for Kent Total Place – was held on 20 October.

The Total Place '**Deep Dive**' work has started. The focus is on typical High Cost Cases. This will require financial and performance management inputs from all agencies and will provide important baseline information for the Neighbourhood Plan.

The recent regeneration audit by the Audit Commission highlighted the need to focus more time/energy in involving the local communities in the regeneration process. This project, through its working methods and in the actions arising from Neighbourhood Plan, will achieve the ownership of the local community and not seek to impose a solution.

Consultancy Support

Margate Renewal Partnership now seeks to appoint a professional consultant to develop the Neighbourhood Plan as a new investment model for the delivery of local services and a long term investment plan to create a more balanced and healthy community focused on the two wards of Margate Central and Cliftonville West – refer to Appendix B.

The appointed consultant will have a good understanding of and experience in working with multi-agency partnerships and the community to produce Neighbourhood Plans. Local knowledge would be a distinct advantage.

The client for the project is the Margate Renewal Partnership (MRP) and the lead on their behalf is the Programme Director. The work of MRP and members of the partnership are described at Appendix D.

2 Requirements

Scope

The scope of the plan should include the vision for the area and a spatial framework. It must empower local people to play an effective role in shaping their community and increase local accountability, take the longer term view that will meet the diverse needs of existing and future residents, and encourage multi-agency investment with senior level commitment.

This requires a plan prioritising the short, medium and long term aims, being a plan for the next twenty-five to thirty years with a detailed Action Plan for at least the first three years. A plan of this length requires in built flexibility and the ability to adapt to changes over time.

Given the town's commitment to cultural regeneration, the role that arts and culture can play should be central to thinking across a range of agendas including community engagement and empowerment, planning for real, health, capital investment via the creative industries and achieving high quality design.

An additional requirement is for the Neighbourhood Plan to identify principles to further strengthen neighbourhood management working. The projects in the plan are to build on recent investments made in the area. The Neighbourhood Plan is to be a central plan of the forward planning of the Margate Renewal Partnership.

Building on existing work, the Plan should include:

- Housing
- Social Services (Children and Families, Adult and Young Peoples services)
- Employment, Skills and Enterprise
- Community Support and Community Cohesion (building on the Safer and Stronger Communities Fund)
- Public realm and the Environment
- Environmental Services (Street Cleansing, Waste and Recycling)
- Creative and Cultural development
- Crime and Community Safety
- Promotion and Marketing

Embedding Culture

Arts and culture are an MRP cross-cutting theme contributing to the above agendas and should be represented in each phase of the Neighbourhood Plan development which may include but is not limited to:

- within the context of social research, explore and map the highly diverse values, traditions, needs and aspirations of local communities, using the arts, that can inform future delivery of services and renewal of the area
- create platforms for intercultural dialogue that rigorously challenges perceptions of transience and cohesion and offers a view of diversity as an advantage

- explores and shifts perceptions of Cliftonville and West Margate as an important place with which many people have had a long association and shared memories and has a strong architectural heritage
- undertake neighbourhood use patterns that deliver a better understanding of how to create better public spaces
- empower people to take ownership and develop civic governance through creative programmes like 'planning for real' or guided visualisation
- delivering investment models for housing working with creative workspace organisations
- cultural sector employment and skills – particularly soft skills and hard to reach,

Putting Local People at the Heart of the Plan

To make a real difference in the area, the Neighbourhood Plan must ensure:

- that the local community is fully engaged and supportive,
- that the methodology and plan itself needs to support and encourage real participation by all sections of the local community. It needs to be a built part of the Plan review and monitoring
- that it reflects the priorities of the local community
- that it involves new communities and hard to reach groups
- that it engages and works with schools and young people

Housing

The challenges and complexities associated with the quality, quantity and type of housing in the area are immense. The area has disproportionate levels of both private rented accommodation and Houses of Multiple Occupancy (HMOs). This has resulted in a particular profile of the local community that is directly related to the high levels of deprivation. The concentration of vulnerable and transient groups in a relatively small area leads to significant demands on public services and social tensions. Several factors have contributed to this situation. These include policies by other authorities to place unemployed, homeless persons in the area; the conversion of traditional guest houses to HMOs; the disproportionate amount of care homes (elderly, children, hostels etc); and the high level of children in foster care in the area. As a result, many residents experience overcrowding, a lack of basic facilities, poor housing conditions and are vulnerable to exploitation by unscrupulous landlords. Through the Neighbourhood Renewal Programme (launched in 2004 by Thanet District Council) there have been a range of interventions to tackle these problems including grants to owner occupiers, the 'clean sweep' initiatives, targeting vacant properties and environmental schemes.

But the problems persist and the scale of the problems requires a new level of intervention and resources. Working with the HCA, RSL partners, GOSE, KCC and others, MRP are developing a new approach that will deliver a focused and intense programme over the next five to ten years. The key components to the new approach include:

- Promoting tenure diversification working with RSL's and private sector.
- Increasing enforcement and targeting poor quality landlords.

- Developing planning policy that supports the regeneration aspirations for the area by interventions on key sites.
- Protecting the quality of the built environment through a conservation-led approach.
- Focused and targeted interventions on the 'worst' areas.
- Promoting Margate and Cliftonville as a place to live and invest. Work is underway on plans to declare parts of Cliftonville as Conservation Areas; this could attract additional funding from bodies such as English Heritage. The council will lead this work by seeking investment from public agencies and by using planning gained from elsewhere in Thanet, to invest in the area.

The plan must robustly redress the current imbalance of housing type and housing tenure, promote conservation of the area's valuable townscape assets and encourage high quality design and construction of both buildings and open spaces that respect the local context. The diversity of the area and its unique qualities and identity must be strengthened.

Margate Spatial Framework

It should be noted that the Neighbourhood Plan will not form part of the emerging Local Development Framework but must be aligned with the Spatial Framework for the town currently being developed by Thanet District Council which will be part of the LDF. (This strategy will establish a land use framework for central Margate and a context for development of key sites including Dreamland, Arlington Square, the Rendezvous, Margate Town centre and Cecil Square).

3 Timetable and Approach

The consultant is required to adopt an approach that supports community engagement throughout and beyond the process of developing the Plan.

The adoption of a new delivery and investment model should be borne in mind from the outset of the work.

It is envisaged that the following tasks will need to be undertaken. These will be discussed at a project inception meeting after which the consultant will be expected to prepare a project working programme with time scales and outputs.

The project should be carried out in two main phases: -

Phase 1: Engagement, mapping and options analysis (Tasks 1-2) (review)

Phase 2: Action planning, developing the resource plan and proposing delivery model (Tasks 3 – 7).

The agreed Neighbourhood Plan is to be produced by June 2010.

4 Indicative Outline of Tasks

	Task	Detail
1	Site visits and Mapping exercise	Review the existing reports and consultation which provide the baseline data, stakeholder views etc etc. Utilising existing data (Mosaic) map programmes, initiatives, groups and facilities. Utilising work already undertaken, and working closely with Thanet Council, undertake spatial analysis of the area. This will be informed and supported by CAGE enablers (specific role and input to be defined).
2	Inception meeting and steering Group meeting	Clarify aspirations, duties, responsibilities and the shared vision. Agree detailed work programme and key meeting dates/milestones. Hold progress meetings with client group (to include representatives from community and voluntary groups). Inception, interim and final draft Report. Present to MRP Board.
3	Housing Investment Proposals	Review housing survey and housing needs assessment recognising the ownership/tenancy mix. Produce options for housing delivery and investment model
4	Produce draft Action Programme with options	Define targets and organisations responsible for delivery around the following themes: <ul style="list-style-type: none"> • Housing • Social Services • Employment, Skills and Enterprise • Community Support and Community Cohesion • Public realm and the Environment • Environmental Services • Creative and Cultural development • Crime and Community Safety • Promotion and Marketing Include maps showing target areas/locations for action.
5	Governance & Draft Neighbourhood Plan	Propose monitoring arrangements that link priorities, performance and the objective of on going review and engagement
6	Delivery model	Scope out delivery models including finance options and discuss with client group. Make recommendations on how the plan should be implemented
7	Final Neighbourhood	Produce final Plan with detailed action plan (1 -3 years) . Include section on how progress will be monitored and how the Plan will be reviewed.

	Plan	
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5 Tender Requirements

Skills/Professional Disciplines Required

The study is potentially wide ranging analytically, but also needs a strong practitioner focus too. As such, we would anticipate that tenderers will put forward a strong multi-disciplinary team with the following skills:-

- Quantitative and qualitative research and analysis skills, with a strong emphasis on synthesizing available evidence.
- Experience of consulting and engaging with practitioners and community representatives and skills in working with them to identify solutions and agree priorities.
- Cultural competence
- Change management within the context of a diverse community
- Practical knowledge of housing, planning, economic development, social research and neighbourhood renewal.
- Practical knowledge of wider approaches to tackling disadvantaged areas, in particular initiatives which are targeted on very vulnerable households.
- Experience of the issues facing coastal communities and the regeneration issues is essential
- Experience of working with artists and creative organisations and integrating creative practice into social research, design and renewal agendas.
- Experience of identifying transferable lessons from elsewhere, and translating these into practically based examples which might work in another location and that has led to best practice on the ground.

Budget

The budget for this project is modest, and tenderers should outline a very cost effective and efficient way of carrying out the study. An indicative budget of £60,000 is allocated.

Outputs

The following outputs will be required.

- Scoping note – outlining the methods to be adopted
- Any draft data collection instruments (including contact letters, draft topic guides, draft pro-formas etc)
- An interim report - end of Phase 1.

- Full report and plans (maps) – end of Phase 2.

Tenders should also provide a detailed timetable, outlining key tasks associated with the different outputs, and the number of staff days associated with each output.

Quality control

In considering tenders, the partnership will pay attention to the internal project management arrangements and to the quality plan and monitoring arrangements that they propose.

Management

The project will be managed by the Margate Renewal Partnership and also overseen by a small steering group including Thanet District Council, the HCA and KCC . The contractor will be required to liaise closely with the steering group and meet with them on a flexible basis to ensure the project delivers against the timetable.

Payment arrangements

Payments will only be made on receipt of agreed outputs. An estimate of invoice dates, amounts, and proposed output should be specified within the tender.

Form of tender

All proposals should include:

- Details of the proposed research approach including potential problems, proposed solutions and a justification;
- A detailed schedule of work including the number of days allowed for each member of the team at each stage;
- Details of the team including specific skills and relevant experience (including a maximum 1 page CV per team member);
- An organisation chart of the team;
- Details of the roles and responsibilities of each team member in relation to the proposed research method and project management;
- Details of any sub-contracting proposal;
- A detailed timetable including intermediate milestones and targets with associated outputs;
- Costs should be provided exclusive of VAT and the tender should state on what items VAT will be charged. Please include VAT on costs for sub-contractors where appropriate.

Criteria for evaluation tenders

The following criteria will be used to judge tenders:

- How well the proposal addresses the objectives;
- Innovation and creativity in the approach

- Capacity of the research team to undertake the study within the desired time scale;
- Value for money;
- The robustness of the proposed project management and quality control arrangements;
- The ability to deliver high quality, user friendly outputs (as indicated by quality of written communication in proposal);
- The level of understanding of the issues demonstrated;
- The relevant experience of the research team.

Tenders should be submitted by 22nd Jan 2010.

It is anticipated that interviews with preferred tenders will be required. The provisional date for tender interviews is likely to be 29th Jan 2010.

If you have any queries regarding this specification, you should contact
Derek Harding, Programme Director, Margate Renewal Partnership before 9th January 2010..

Issue of Brief to short list	End December 2009
Consultants – queries and questions raised and responded to. All questions and responses will be shared with all selected consultants	9 th Jan 2010
Proposal submission date	22 nd Jan 2010
Shortlisting and Notification of Interviews	25th Jan 2010
Selection Interviews	29th Jan 2010

Date:	15 December 2009
Item No:	5
Item Title:	Housing Renewal Programme
Author:	Brendan Ryan
Purpose:	For Decision
Recommendation	To Board is asked to: a) note progress and the commitment of the core partners; b) support the proposed model of a joint venture company; c) request officers to submit a proposal to the HCA to secure resources to develop the model and business case.

1. Introduction

- 1.1 An outline housing renewal approach was presented at the last meeting and the Board requested a 'business case' to be presented to the next meeting. The following report provides an update on work and the next stage.

2. General Update

- 2.1 **Increases in Private Renting** - The most significant development has been new research from the councils private sector stock condition survey that suggest that the proportion of housing that is privately rented in the renewal area has increased to 88% of the housing stock. This is supported by some similar figures that are emerging from the Your Homes-Your Health initiative. Previous estimates of the distributions in tenure had come from the 2001 Census suggesting that 53% and 59% in the respective wards was privately rented. The latest estimates support anecdotal evidence about increases in the levels of private rented properties and suggest a correlation between the growth of this tenure and the decline in the areas deprivation ranking.
- 2.2 **Impact of the Recession** - The local housing market has been adversely affected by the recession and there has been an increase in the number of empty properties in the area. There are over 800 empty properties in the two wards and 8% of the stock has been empty for more than six months. In some streets like Dalby square over one in five properties are empty. Property values have also fallen significantly during this period.
- 2.3 **Recent Initiatives** - A systematic programme of inspection and enforcement has begun in Dalby Square. This operational name for this operation is Your Home-Your Health. It involves switching resources from the responsive service dealing with routine enquiries and complaints from tenants into a more proactive approach. Not only does this approach reveal disrepair and safety problems that have gone unreported but it is proving useful in building intelligence about the ownership and tenure of these properties

The derelict Warren Court Hotel in Dalby Square has been purchased by TDC with funding support from KCC. Proposals to redevelop the site are being developed by an RSL partner.

3. Housing Renewal Strategy

- 3.1 The first draft of the Housing Renewal Strategy was completed and principles endorsed by the TDC Cabinet in the summer. Since that time progress has been impeded by key staff leaving TDC and by staffing reorganisations in the HCA. However, the strategy has been re-written in response to initial consultations and in the light of renewed market intelligence. The overall objectives have been clarified along with more detailed proposals for intervening in the housing market and enhancing the level of regulation and enforcement. The revised strategy is available on the Thanet District Council website.

4. Discussions with HCA and Next Steps

- 4.1 Some very positive discussions have taken place with the political leadership at Kent County Council. This culminated with a meeting with the leader of KCC Paul Carter on 3rd December at which David Edwards from the HCA and other partners were present. There is a shared recognition that the housing market is the key driver of the areas deprivation and a strong commitment to support an investment programme that will deliver a transformation of the housing market

Three strands of work have emerged from this meeting between Political Leadership of KCC and TDC, along with other agencies including the HCA and PCT

- Using the Total Place initiative to explore the learning that can be transferred to Margate and Cliftonville from the Housing Market Pathfinders. This strand of work will also look at how the resources for regulation and enforcement can be increased
- Undertake some more detailed work to develop the financial model that underpins the intervention plan
- Develop detail proposals for a Joint venture company to acted as a public/private partnership to deliver investment in to the housing market.

5. Recommendations

- 5.1 The Board is asked to:
- a) note the progress and the commitment of the core partners;
 - b) support the proposed model of a joint venture company;
 - c) request officers to submit a proposal to the HCA to secure resources to develop the model and business case.

Date:	15 December 2009
Item No:	7
Item Title:	Sea Change Dreamland & Creative Margate Applications
Author:	Derek Harding
Purpose:	For Decision
Recommendation	To note progress on the Sea Change Project; and support the proposed course of action to serve the Repairs Notice if an agreement with the landowners on match funding cannot be reached.

1. Introduction

- 1.1 Two bids were submitted under Wave 3 for Sea Change funding: the Dreamland Margate Large Grant Application for £4 million and the Creative Margate Open Application for £387,000. The Dreamland bid was awarded £3.7 million. The Creative Margate bid was unsuccessful.

2. Wave 3 Awards

- 2.1 The announcement of Wave 3 awards was made by Margaret Hodge, Minister for Culture and Tourism in Margate on 16th November. There were seven awards:

- Dreamland, Margate	£3.700,000
- Tynemouth Station, North Tyneside	£2.000,000
- Roker, Sunderland (Coastal Trail)	£1.000,000
- St Ives, Porthmear Studios	£ 900,000
- Fleetwood, Wyne	£ 835,000
- Piel Island, Barrow-In-Furness	£ 280,000
- Plymouth Arts Centre, Plymouth	£ 100,000

- 2.2 The formal response on the Creative Margate application stated that there was concern about the financial viability of the proposed studios and no detailed cost plan. Informally, partners have fed back that the bid was strong and failed as the programme was heavily oversubscribed. The bid production work has progressed elements of Creative Margate that will be taken up by the MACH Project Manager (to be appointed in December 2009).

3. Dreamland Margate

- 3.1 The project funding breakdown is as follows:

- Sea Change	£3.7m (Secured)
- HLF	£3.0m (£490k secured. £2.65m to be secured)
- TDC	£750k (secured)
- Landowners	£4m (in principle secured)
- Others	£950k (to be secured)
Total	£12.4m

The Sea Change grant offer will be conditional upon confirming the landowners and council's match funding. The grant offer letter is expected in early December 2009. We anticipate that the offer will require match funding to be confirmed in January 2010.

4. Landowner's Contribution

- 4.1 The landowner's funding is critical to the project and securing the Sea Change grant. MTCRC have agreed, in principle, to transfer the freehold of the leisure site with unencumbered, vacant possession. And contribute a minimum of £4m (four million pounds Sterling) under a s106 agreement or legal agreement tied into the enabling development.
- 4.2 It is anticipated that a planning application for the 'enabling development' will be submitted late in 2010. This is likely to consist of residential and some mixed ancillary uses. A draft s.106 agreement has been drawn up.
- 4.3 The exact timeframe for the enabling development is unclear due to the prevailing market conditions. Therefore, TDC has agreed to provide a £4m loan to the Project subject to
 - security against the loan capital
 - finance charges are met by the Project
 - conditions that guarantee the development of the enabling land and payment of the s.106 within an agreed timescale.

Kent County Council has agreed to provide the loan to Thanet District Council through its Prudential borrowing facility.

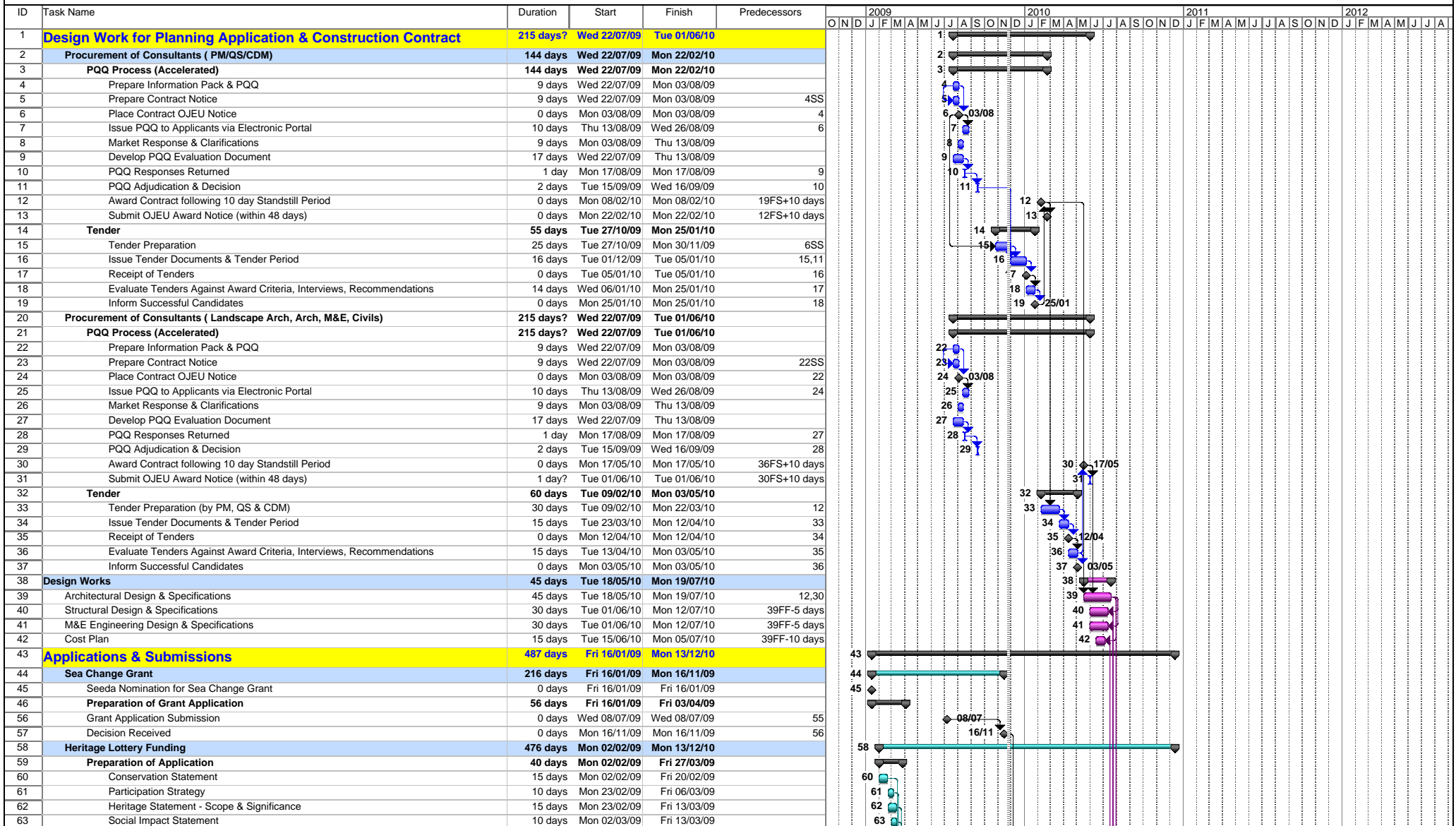
- 4.4 **Ownership, Security and Governance** - The freehold of the 'leisure site' will be transferred to the Council (or a Council controlled Trust) which will provide security against the £4m loan. The Council will lease for the land associated with the Heritage Amusement Park to the Dreamland Trust, possibly including the ground floor of the Cinema building. The rental agreement will include an allowance to cover the finance charges for the £4m loan.
- 4.5 The agreement with the landowners is essential to securing the Sea Change monies. If we fail to reach an agreement within the next three to four months, it is likely that the DCMS will withdraw the grant offer (and any monies spent will need to be repaid). The Board has previously discussed, and agreed, to support the serving of the Repairs Notices for the Scenic Railway and Cinema. Based on advice from English Heritage, this could lead to serving a Compulsory Purchase Order for the acquisition of the whole site. This course of action is a last resort and will only be pursued if an agreement with the landowners cannot be reached by the end of January 2010. As previously stated, the Sea Change funding will be at risk if we cannot reach an agreement on the land transfer and match funding.

5. Programme & Next Steps






- 5.1 The attached programme provides a timetable for the project. The critical stages are:
 - Appointment of Project Director – Achieved, November 2009.
 - Appointment of Project Manager & Design Team – January/February 2010.
 - Agree Heads of Terms for Funding and Legal Arrangements – end January 2010.
 - Appoint Business Plan Consultant – February 2010.
 - Completion of Design work – April 2010.
 - Submission to HLF for 2nd Round Application – April 2010.
 - 2nd Round HLF Decision – July 2010.
 - Work Commences – September 2010
 - Phase 1 Completion – July 2011.





- 5.2 The Project Director, Jonathan Bryant has been appointed. He will be employed by the Dreamland Trust and work initially from the MRP offices. An Audience Development Officer and Archivist have also been appointed and will start in early December.
 - 5.3 Jonathan's early priorities will include appointing the Project Manager (Consultant), Business Plan Consultant and progress funding applications to secure the remaining funds for Phase 1. Preliminary discussions have been held with ACE, English Heritage and SEEDA (Grants for Business Investment Scheme). If the full amount cannot be secured, the scheme specification will be reduced for Phase 1.
- 6. Conclusion**
- 6.1 The Sea Change announcement is a major milestone in this project. Finalising the legal and funding agreements with the landowners is the next stage and the outcome of the on-going discussions will have a critical impact on the deliverability and timetable for the project.

Appendix 1 – Dreamland Programme

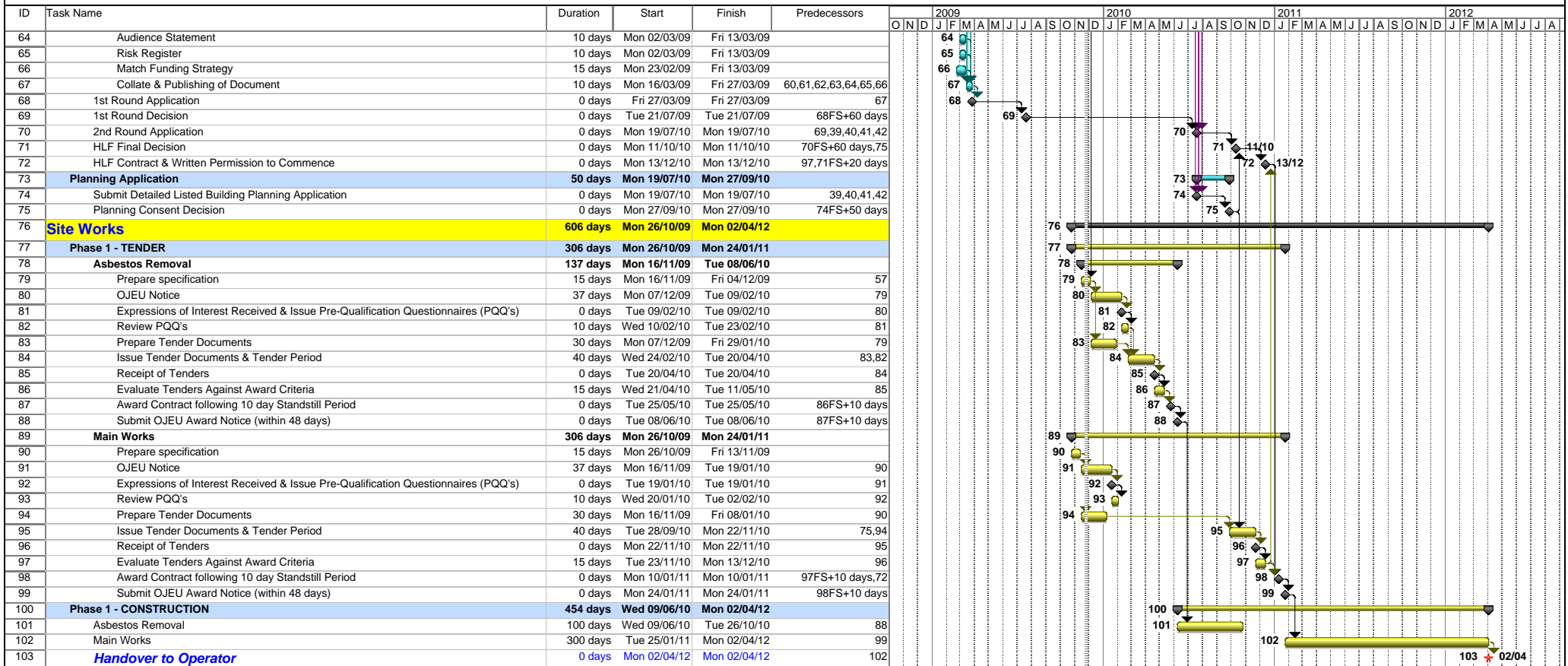


Project: 005 Dreamland Master 1
Date: 24 November 2009
Revision: 2

Task  Progress  Summary  External Tasks  Deadline 

Split  Milestone  Project Summary  External Milestone 

Revision 2



Date:	15 December 2009
Item No:	8
Item Title:	Margate Flood and Coast Protection
Author:	Brian White, Thanet District Council
Purpose:	Update the Board on progress regarding the Scheme, and seek its recommendation regarding the two available options
Recommendation	The Board supports the implementation of the option of constructing a stepped revetment to reduce wave form and overtopping, threatening flooding to Margate Old Town

1. Introduction

- 1.1 It has been understood that work is required to the Harbour Arm for a number of years. Technical work associated with the first Turner Contemporary Design provided information about the structural integrity of the Harbour Arm.
- 1.2 This was significant as the structure plays an important role, not just in protecting the Old Town from flooding, but also in terms of beach building. Without the harbour arm, Margate beach would be far narrower and fully submerged at high tide.
- 1.3 The Cabinet at Thanet supported a grant bid in 2006 to secure external funding, from the Environment Agency to carry out repairs to the Harbour Arm. Grant awards for eligible works are 100% funded. They may be considered match funding for other grant schemes.

2. Current Position

- 2.1 In 2008 the Council was awarded £98,000 grant to carry out a feasibility study. Quantifying the problem and settling out appropriate solutions.
- 2.2 This has enabled appointment of consulting engineers and production of two design options to protect against future flooding. Herrington Consulting was appointed. It being a practice with considerable coast protection experience.
- 2.3 Funding decisions are taken by the Environment Agency within the framework of a hierarchy of options;
 - Do nothing
 - Do minimum works
 - Work to maintain existing structures
 - Work to sustain current standard of protection
 - Improve protection

Assessment of each potential scheme is made against a background of cost benefit analysis. With the typical intention to move to a one in two hundred year risk of flooding. Early calculations show that the cost benefit analysis very strongly supports major investment in Margate. With current protection being around a one in twenty year standard of protection. Unsurprisingly then analysis shows that improved protection is needed to Margate.

2.4 In conclusion then, against a background of falling public sector spending, and increasing need for flood protection works elsewhere, the scheme for Margate is in a very favourable position.

2.5 The two emergent engineering options are as follows;

Firstly, and most economically a higher wall of protection can be built along the vulnerable part of the seafront. This is shown in the annexed drawings. It has the disadvantage of providing a visual barrier from the seafront into the harbour and out to sea. Therefore, it may not be welcome by local business/residents and would not help regeneration and the local economy. The second option, also shown in the annexed drawings features a stepped revetment, such that views across the harbour are still possible. With potential amenity use on the stepped revetment itself. Both schemes feature the same element of sheet piling and core grouting, with associated works, to secure the future of the Harbour Arm.

2.6 A final decision on the option to be implemented and therefore on the funding provided will be made by the National Review Group in March. It will be helpful if when that happens, the Margate Renewal Partnership supports the principle of a scheme, and expresses its recommendation on which of the two options will have the best effect on Margate.

3. Issues

3.1 There will be some disturbance to those occupying units along the Harbour Arm. However, the lease arrangements allow for an interruption whilst the works are undertaken. Indeed, the project may, because of match funding possibilities provide an opportunity to improve the commercial offer along the Harbour Arm.

3.2 More seriously there is overlap between the contract for flood protection work and completion of Turner Contemporary. In particular regarding important public realm finishes along the harbour frontage. Discussion is already underway between the Council, its consulting engineer and senior staff on the Turner Project. It is anticipated that the Environment Agency will be sensitive to any additional costs, or reprogramming of project such that Turner is not impeded.

3.3 Whilst the primary aim of the scheme must be to protect against flooding, and this will be welcomed by the local community, there may be reservation about the option of increasing the sea wall along a part of the promenade and blocking the view out to sea. Even though the cost of the second option; the stepped revetment, will be more expensive, because of the regeneration emphasis in Margate, it is quite possible that the funder will accept an application for that option. In that regard consultation feedback to reinforce the point will be helpful.

4. Timescales

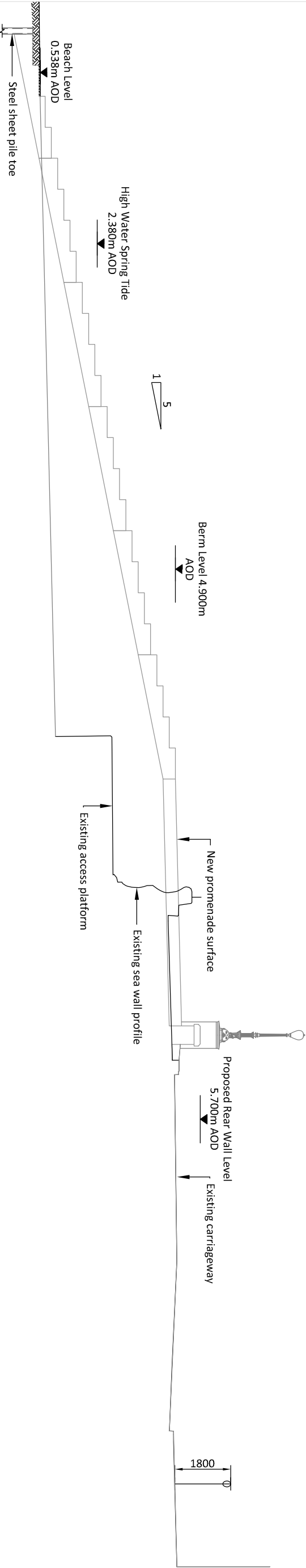
4.1 Once a recommendation is made by the Board further consultation will take place. Culminating in a report to Cabinet at Thanet District Council so that it can endorse local opinion and include its recommendation on the best of the two options. The view of this Board, local community and Thanet District Council will then be conveyed to the National Review Group before it takes its final decision in March.

4.2 Assuming that consent is received work would commence in financial year 2010/2011. But the major part of the scheme would be constructed 2011 and 2012 (hence the need to work closely with Turner Contemporary).

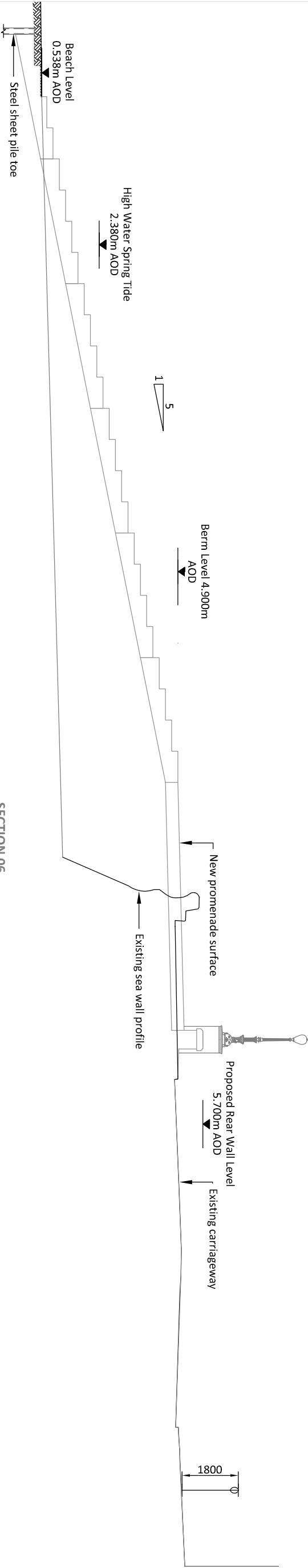
5. Recommendation

- 5.1 The Board notes the proposals and supports the options including the provision of stepped revetment.

Appendix 1 – Concept drawings of Option 1 & 2



SECTION 07



SECTION 06

rev./date		checked

project	MARGATE FLOOD AND COASTAL PROTECTION SCHEME	
drawing title	IMPROVE OPTION (a)	
	CROSS SECTIONS	

drown RL	checked	LW	date	NOV '09
drawing number			revision	
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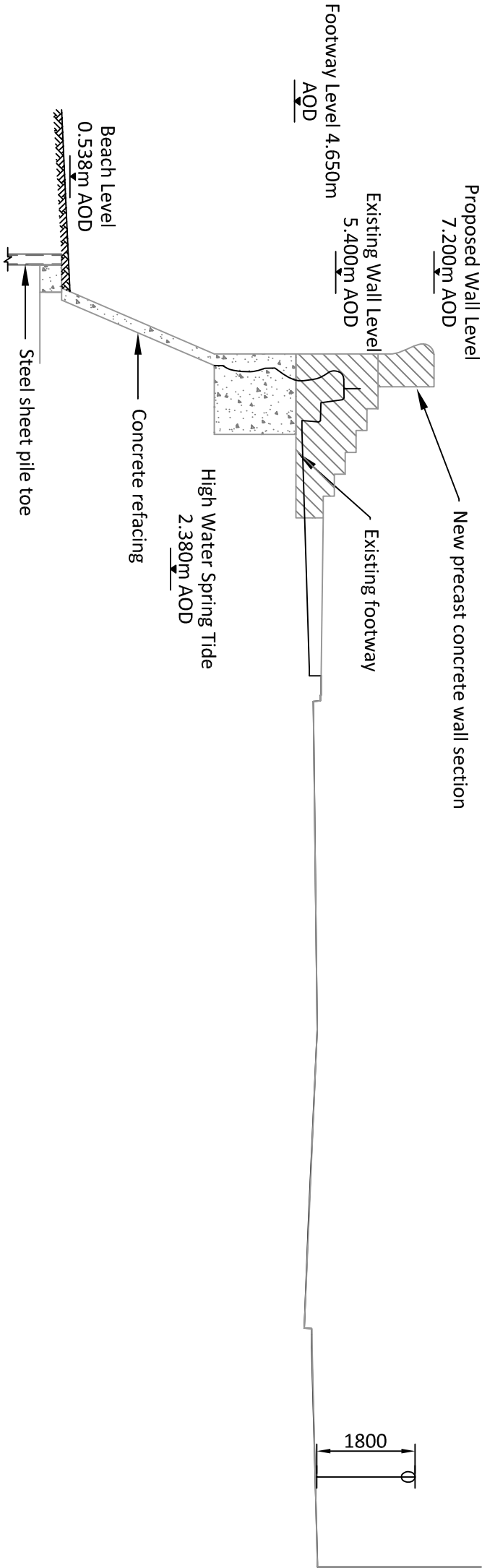
Environment Department	
Transportation & Engineering	
Military Road CANTERBURY CT1 1YW Tel: 01227 862000 www.canterbury.gov.uk	

	THANET COUNCIL OFFICES P.O. BOX 9 CECIL STREET, MARGATE KENT, CT9 1XZ Tel: 01843 232 120
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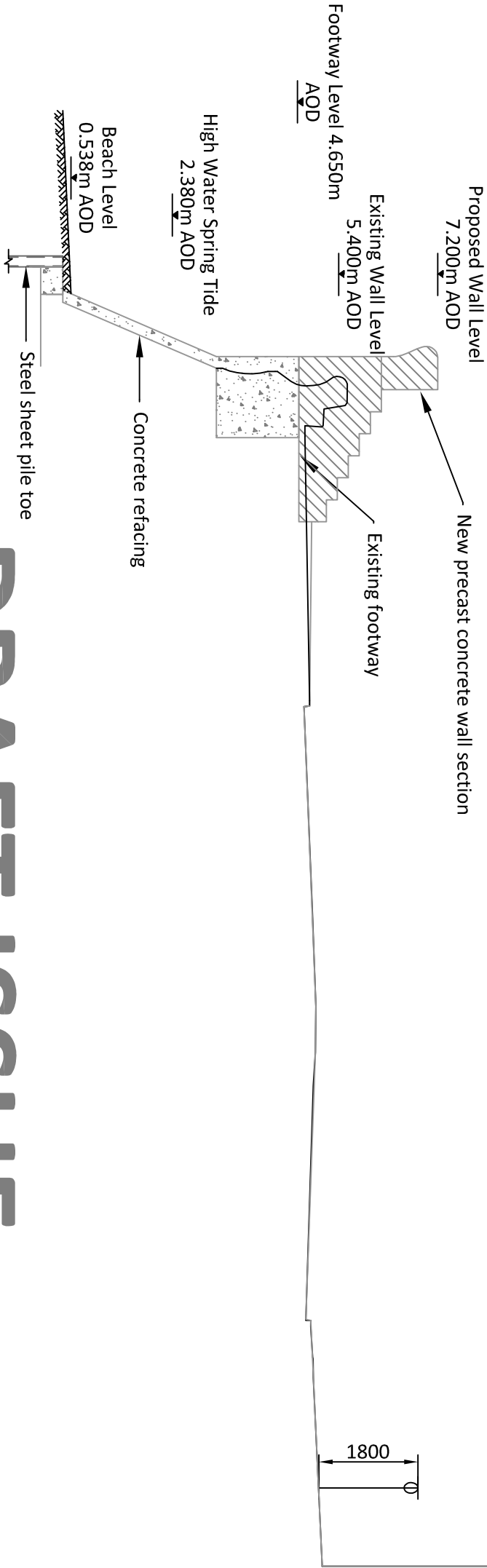
VIV PRITCHARD BSc(Hons) CENG FICE MIMT MIMGT	
Head of Transportation & Engineering	

DRAFT ISSUE

FOR VISUALISATION PURPOSES ONLY



SECTION 07



DRAFT ISSUE

FOR VISUALISATION PURPOSES ONLY

rev/date		checked

Project
MARGATE FLOOD AND COASTAL
PROTECTION SCHEME


Drawing title
IMPROVE OPTION (b)
CROSS SECTIONS

project ref.	3558.506	scale	1:100		
drawn	RL	checked	LW	date	Nov '09
drawing number	revision				
-	-				

Environment Department

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Engineering



Projects Section

Date:	15 th December 2009
Item No:	9
Item Title:	Parking Access and Movement / Public Realm Update
Author:	George Chandler / Doug Brown
Purpose:	For Decision
Recommendation:	<p>The Board is asked to:</p> <ul style="list-style-type: none"> • note progress on the Parking Access and Movement Action Plan. • approve the suggested approach to developing Public Realm projects for Margate.

1. Introduction

- 1.1 The Board last considered traffic issues in Margate in June 2009. Work streams on the Action Plan have been pursued and many activities are nearing completion. A key issue has been to progress initiatives jointly with the Public Realm Strategy to reduce overlap between the two strands of work. This report is a brief update for the Board on progress.

2. PAM Action Plan

- 2.1 An update on the PAM Action Plan is attached as Appendix 1. Three specific items are worthy of a little more detailed comment as the summary in the Action Plan is necessarily brief.
- 2.2 **College Square Car Park Improvements** - The refurbishment of the College Square car park is complete and Morrisons have now given notice that they wish to run the car park themselves rather than operating in partnership with the District Council. This is concerning as it reduces the control possible over car parking operations in Margate and involves the most centrally available car park for the Town. Discussions on integrating (or at least matching) pricing tariffs and time limits will begin with Morrisons shortly.
- 2.3 **Car Park Signing** - The previous specialist consultant was unable to complete the work required, so the task has been reallocated to Jacobs through the KCC term contract for developing a proposal. This will be complete by the end of this financial year and works need to follow on after that. Costs and timescale will be known once the initial design work is complete.
- 2.4 **Travel Plan for TDC Offices** - The first steps on actively managing car parking for TDC staff are under way – the initial proposal is to introduce charges for parking permits (£50 pa) – once this principle is established further measures can be gradually introduced to enable better management of the usage at Mill Lane Car Park.

3. Public Realm

- 3.1 The PAM Action Plan includes specific proposals for public realm improvement, including improved pedestrian links, improvements to Cecil Square, the design of a link road through the

Dreamland site and improvement to the seafront highway between the Station and Turner Contemporary.

- 3.2 New signage proposals have been developed to improve pedestrian understanding and are proposed for implementation in the present financial year. Works to Cecil Square have been put on hold pending the resolution of the future of the former Marks and Spencer building and the potential to revisit the creation of a new route from Cecil Square to Margate Old Town. There is also a lack of identified funding for this project which nevertheless requires reconsideration on the basis of advice from the Urban Panel and delays in the implementation of a major town centre redevelopment proposal for the Marks and Spencer site.
- 3.3 In relation to the seafront, public realm concept works undertaken by Jacobs put forward proposals for a collaborative and creative based approach to the development of the public realm. It is now intended to produce a scheme to increase the area of the present carriageway available to pedestrians taking account of those concept designs, providing a canvas for the inclusion of a creative approach to the use of that space. This work is being undertaken in cognizance of the proposed reduction or exclusion of a road across the Dreamland site, due to the scaling down of the level and type of development on the Dreamland site
- 3.4 Initially consideration had been given to the potential incremental implementation of seafront improvements, commencing at the Station Green Roundabout. Bearing in mind the potential impact of the Arlington development proposal and the successful Sea Change bid for Dreamland, it is now considered more appropriate to prepare a comprehensive approach for the whole of the seafront highway area. In considering possible solutions for improving the Public Realm in Kent, the County Council as highway authority are looking to develop alternative strategies through the Kent Design Initiative. This is aimed at developing proposals that are of high quality, but also affordable and maintainable. A new approach, forming a design team with public realm specialists, maintenance engineers and creative professionals is proposed and Margate has been put forward as a trial project for this design approach. Progress will be reported to the Board as the initiative develops and appropriate workshops will be scheduled to ensure wide ranging participation in the process.
- 3.5 In addition to the desire to improve the Public Realm along the Seafront in Margate, there are longer term requirements to provide additional coastal protection, particularly for Margate Old Town. These have implications for public realm design, particularly relating to the setting of the Turner Contemporary and in the vicinity of the Kings Steps, with the inclusion of new sea defense walls and beachside stepped revetments a probability. This work needs to be taken into account and an integrated approach to the Public Realm for Margate must be developed if any progress is to be made

4. Summary

- 4.1 This report provides a brief update of progress on activities under way on Parking Movement and Access and outlines a change of approach to enable the evolution of Public Realm proposals. Further updates as work progresses will be brought to the Board for discussion.

Appendix 1– Parking, Access and Movement Action Plan

Margate Action Plan November 2009

Issue	Lead Officer	Timing	Comments	Design / Feasibility	Capital Funding	Progress	Next Steps	Update
College Square Car Park	Derek Harding (TDC)	6 months	Future control arrangements to be agreed.	TDC / KCC	N/A	Notice served on TDC to withdraw from management agreement	Negotiation with Morrisons over pricing and time controls.	Meetings sought.
Improve Car Park Signing	Grant Burton (TDC)	6 -12 months	Signs to be updated, in line with Turner Contemporary strategy.	£3,000 (KCC)	£20,000 (KCC)	New Tourism Signs installed. Audit of Car Park Signs completed.	Design and Install revised car park signing by March 2010	Project removed from TDC due to lack of progress. Commission let with Jacobs – works expected by end of financial year.
Develop Coach Parking Strategy	George Chandler (KCC) / Dave Hughes TDC	6 months	Concept of locations agreed. Signing Scheme to be incorporated with Tourism and Car Park Signing.	£10,000 (KCC)	£10,000 (TDC).	Parking Locations identified. Scope of works identified.	Immediate Signs implemented. Survey and Engineering design work under way.	Design work in progress by Jacobs. Results linked to timescales for Rendezvous development.
Reduce carriageways on Seafront (<i>Station Green and Marine Gardens / Clock Tower</i>)	Doug Brown (TDC) / George Chandler (KCC)	2-5 years	Concept to reduce carriageway space to be evolved from Public Realm Strategy Group.	£35,000 (KCC)	Unknown	Scheme deferred pending development proposals on Arlington.	Need to review approach to ensure schemes are affordable and implementable.	Design Team to be formed using Kent Design Initiative approach.
Public Realm Improvements to Cecil Square	Doug Brown (TDC)	2-5 years	Concept to improve public space needs to be developed into feasible design.	£12,000 (KCC)	Unknown	No further work carried out. Insufficient finance available.	Consider if Cecil Square is still a priority and identify funding to develop work.	No Progress. Need to await M&S development proposals.
Introduce Travel Plan for TDC Offices.	John Bunnett (TDC)	2-5 years	Introduction of Travel Plan to release spaces in Mill Lane for public use.	In Kind (KCC)	Cost Neutral? (Current Permit Scheme)	Report on Travel Plan concept approved by TDC Cabinet.	Develop Approach to Travel Plan for Staff consultation. (Autumn 2009).	Initial proposals to charge staff for parking at Mill Lane being considered by TDC.

Lower High Street Extension of Footway Improvements	George Chandler (KCC)	1-3 years	Refurbishment of carriageway to match existing works and link with Cecil Square.	£15,000 (KCC)	£450,000 ?	Design work deferred - pedestrian scheme not proceeding.	No further work currently proposed	No progress – awaiting M&S development proposals
Lower High Street full Pedestrianisation	Ruth Goudie (KHS)	1-2 years	Develop Experimental Traffic Regulation Order to improve shopping environment.	£3,000 ? (KCC)	£25,000 ? (Possible Public Inquiry)	Consultation carried out with traders in Lower High Street.	No further work following negative result from trader consultation.	No progress.
Old Town Parking Scheme	George Chandler (KCC)	1-2 years	Investigation of specific parking pressures for local people and traders.	£5,000 ? (KCC)	Unknown. (Self Financing?)	Area of interest identified. Parking Survey data obtained.	Qualitative survey undertaken. Potential Scheme analysis carried out.	Results analysed. No clear problems identified and no way forward possible.
Review standards for management & enforcement of parking.	Bob Spicer (TDC)	6 months	Re-focus patrol activity to reinforce principles of parking strategy	None	Self-financing.	Management Controls upgraded. Patrol Activity Refocused onto “hotspots”.	Monitor complaints received (ongoing)	No further updates.
Review Planning Policies in Margate to protect parking needs.	Colin Fitt (TDC)	1-3 years	Policy controls need to reflect emerging regeneration proposals	None	None	Parking policies for Margate identified. Potential planning issues identified.	Define parking strategy in emerging LDF process. (Two way process)	Town centre policies under review through LDF – with TDC
Dreamland Link Road	George Chandler (KCC)	3-5 years	Identify line for link road to develop policy protection	£50,000 (KCC)	Unknown (£3m + ?)	Concept of link road design completed.	Dialogue over development aspirations to be continued.	Design complete. Information given to developers to inform their plans.
Improve Pedestrian Links through Town	Ruth Goudie (KHS) / Grant Burton (TDC)	3-5 years	Improve legibility for pedestrians in Margate.	£15,000 (KCC)	Unknown	Audit of Signs undertaken.	Design new signing proposals – Autumn 2009	Proposal with TDC to progress. – possible to complete by end of financial year.

Date:	15 December 2009
Item No:	10
Item Title:	Progress Report
Author:	Derek Harding
Purpose:	For Information
Recommendation	To note progress and agree the proposed actions listed in Section 2

1. Report

- 1.1 The principle role of the Board is to oversee the delivery of the programme and take action on critical aspects that may undermine the overall success of the programme. To provide the Board with information in a succinct and clear fashion, we have adopted a project monitoring system that presents key information only. A coding system of Red, Amber or Green has been adopted to highlight action required by the Board.

2. Action

- 2.1 The Board is asked to consider the progress reports as summarised in the schedule. The following action is proposed for the Red and Amber projects.

Ref	Project	Status	Action
MRP 1	Dreamland	Amber	<ul style="list-style-type: none"> Sea Change funding conditional upon match funding which could jeopardise deliverability of project. Board should be kept informed of progress of discussions with landowners. Board to support action to serve repairs notices if agreement is not reached.
MRP 2	High Street	Amber	<ul style="list-style-type: none"> Plans for establishing a 'Learning Centre' have not progressed due to high conversion costs and concerns about value for money. Officers should pursue alternative interest and seek to finalise agreements by end of January 2010.
MRP3	Queens Arms Yard	Amber	<ul style="list-style-type: none"> Negotiations are ongoing with landowners to secure agreements to purchase adjoining land. If the agreement cannot be reached by March 2010, the Council should review approaches including CPO and piecemeal development.
MRP4	Rendezvous & Winter Gardens	Amber	<ul style="list-style-type: none"> Scheme is under review including looking at opportunities offered by Winter Gardens. The implications for the Turner Business Plan are unclear. An alternative plan/update should be presented to the next Board meeting.

MRP9	Public Realm Programme	Amber	<ul style="list-style-type: none"> • Progress on key areas has stalled due to a lack of clarity around co-ordination and uncertainty around capital resources. • A new approach has been agreed to place the work under the Kent Design Initiative giving the project profile and stronger commitment from KCC. A detailed update should be presented at the next meeting, including a short term action plan for the sea front.
MRP18	Programme Evaluation	Amber	<ul style="list-style-type: none"> • Work slipped due to other priorities. Report to be presented to March meeting.

Appendix 1 – Progress Report

Progress Report

December 2009

Vision Statement

By 2015, Margate will become a dynamic, thriving and successful town. It will be a major hub and driving force of creativity and culture that excites and inspires residents and visitors alike. It will embrace and celebrate its traditions as a place of relaxation, leisure and seaside fun.

The Implementation Plan 2009 - 2011

The MRP Implementation Plan identifies the priority activity for the next two years. Projects are grouped around the four Strategic actions.

Place Making, Place Shaping

Key site developments, movement, access, public realm and inward investment.

Investing in Key Sectors

Supporting economic development and targeting key sectors – creative, cultural and visitor.

Housing Renewal

Delivering a neighbourhood renewal plan to diversify tenure, tackle poor housing and invest in the environment.

Supporting Vibrant and Cohesive Communities

Supporting the voluntary and community sector, engaging the community in the renewal programme and delivering employment opportunities.

Progress - December 2009

Key	GREEN	= Progress is progressing to time-scale. Funding is secured
	AMBER	= Project is progressing but some difficulties have been encountered/ Action Plan in place to rectify problems.
	RED	= Project has been delayed and/or funding and investment is at risk.

Project Ref/ Status	Project Title	Project Owner	Project Description	Key Update information	Total Project Funding
STRATEGIC ACTION 1 - PLACE MAKING, PLACE SHAPING					
MRP01 AMBER	Dreamland	Thanet District Council	To deliver a viable and deliverable masterplan for the existing Dreamland site (including Arlington House, Square, Car Park and Marine Terrace Frontage). 20 Acre site in the heart of the town. Mixed use scheme involving visitor attraction, residential and malling retail	<ul style="list-style-type: none"> - A Section 55 Notice issued to reclaim costs for new fence. Landowners have appealed, appeal determined, £36,000 to be repaid by developer. - Advice received from EH & DCMS on options and implications for Repairs Notice. - Sea Change bid successful £3.7 award announced on 16 November. - Negotiations continuing prior to submission of planning application for comprehensive development in accordance with approved Planning Brief, hampered by present downturn in the development market. Memorandum of agreement and draft section 106 agreement prepared as part of Sea Change bid development. - Dreamland Trust awarded first round pass by HLF amount to £540,000. OJEU process underway to appoint consultants and Project Director, Archivist and Audience Development Officer appointed. - KCC has agreed in principle to provide £4m loan facility. Discussions on going between TDC and landowners on how to secure the loan. This needs to be agreed by end of January 2010 to secure Sea Change grant. 	Approx £12m - £15m (Bids to be submitted)
MRP01A GREEN	Arlington	Thanet District Council	Refurbishment of tower block and redevelopment of shopping precinct and car park site for mixed use scheme.	<ul style="list-style-type: none"> - Planning brief approved by Council on 9 October 2008. Pre application negotiation with developers continuing. Confirmation of agreement between Tesco and Freshwater to develop a supermarket on the car park site and refurbish the residential tower. - Residential consultation has commenced. - Application expected approximately March 2010. 	Private Funding

MRP02 AMBER	High Street	Thanet District Council	Redevelopment of a key town centre site. SEEDA & TDC have acquired a former M&S and surrounding land in Margate Town Centre for redevelopment into a mixed-use scheme for offices, retail and residential. 40,000 sqft retail – 60 – 70 residential units.	<ul style="list-style-type: none"> - With the developer selection process on hold in light of the current market conditions, the partners are reviewing the developer and planning brief for the scheme. - Site development brief to be reviewed as part of wider town centre review. - Turner vacated premises in October. - Negotiations with Thanet College to establish a new learning centre in the building resulted in the College abandoning the project due to excessive capital costs – despite support offered via SEEDA funding held by TDC. - Enquiries currently being followed up with further interested parties. 	£6.5m
MRP03 AMBER	Queens Arms Yard	Thanet District Council	The development of a key Old Town site for residential and ground floor "affordable" artists' studio space and residential. 24 apartments and 10 studio spaces.	<ul style="list-style-type: none"> - Orbit Housing has formally stated a willingness to continue with the project's residential component, with TDC to manage the commercial element. This willingness has been further emphasised in recent discussions. - GOSE have been informed of the current process and are satisfied that the project, although complex, continues to be actively progressed. - Land values proposed by ORBIT have met with mixed responses from owners, and Orbit are considering the responses in more detail to see how the offers might be augmented – including through some design changes.. TDC have informally proposed that TDC's sites could be offered gratis to Orbit in order to encourage the other owners to agree the (much-reduced) land values compared to those previously offered by the now-defunct private sector scheme. 	£2.5m (Private/ Public Funding)
MRP04 GREEN	Fort Road	Thanet District Council	Redevelopment of partially derelict and underused Old Town site. The scheme will include residential and address a key "gateway" into the Old Town.	<ul style="list-style-type: none"> - Residential led scheme drawn up but not progressed due to the lack of development finance. KCC has agreed, in principle, to provide funding to progress the detailed designs and submission of a planning application subject to conditions which, it is understood the owner has agreed. (This is subject to the owner's agreement of conditions). The review of the Rendezvous plans will have implications for this scheme and could affect the timescale for redevelopment. 	Private Funding
MRP05 GREEN	Turner Contemporary	Turner Contemporary	To build a new gallery celebrating JMW Turner's links with Margate including exhibition gallery space, education space, cafe and administration areas.	<ul style="list-style-type: none"> - Very good progress continues to be made with the project. - Good progress is being made on the building contract with the completion of the substructure works and progression onto the superstructure which is now well advanced. The topping out ceremony took place on the 3rd December. The capital project is scheduled to be completed in Autumn 2010. - The overall funding package for Turner Contemporary is in place, following successful funding applications to both ACE and SEEDA. The funding arrangements for the project are as follows, ACE (£4.1m), SEEDA (£4m), TCAT – private sector fundraising which is being actively sought (£2.9m), with the balance being raised by KCC (£6.4m). 	£17.4m

				<ul style="list-style-type: none"> - The Turner Contemporary trust is established and charitable status has been received (registered charity #1129974). Planning is underway for the transfer of operational responsibility from KCC to the trust on 1st April 2010. 	
MRP06 AMBER	Rendezvous & Winter Gardens	Kent County Council	The aim of this project is to develop the remainder of the Rendezvous site within the same timescale as the gallery and in conjunction with the Winter Gardens for mixed-use scheme.	<ul style="list-style-type: none"> - The project team, involving officers from KCC and TDC, CTM Architects, development consultants Knight Frank and engineers Campbell Reith, continues to investigate alternative development options involving both the Rendezvous site and the Winter Gardens. - The delivery of a hotel within a quality development is a key element of the work and soft market testing for a number of alternatives is currently being undertaken. - Uses in addition to the hotel are being considered but in the prevailing economic conditions it is difficult to be positive about the viability and deliverability of most of these, particularly when a key objective of the work is the creation of a sustainable revenue stream to support the on-going operation of Turner Contemporary. - It is hoped that a viable proposal can be brought to the March meeting of the MRP Board. 	Private Funding
MRP07 GREEN	Royal Seabathing	Thanet District Council	Return of vacant enclosed brownfield sites to beneficial use by private developer. Major residential scheme part refurbishment of listed building and part new build at Sea Bathing.	<ul style="list-style-type: none"> - Report on sale/future ownership awaited from administrators. 	Private Funding
MRP08 GREEN	Lido	Thanet District Council	Mixed-use scheme for residential, leisure, hotel and retail.	<ul style="list-style-type: none"> - Site advertised for sale in Estates Gazette 6 June. Temporary lease agreed for live music events. - Administrators granted a further 6 months until 2010 to conclude sale. 	Private Funding
MRP09 AMBER	Public Realm Programme	Thanet District Council	To commission and produce a Margate Public Realm Implementation Plan that establishes a strategic framework and opportunities for practical applications for delivering some high quality spaces and public art interventions.	<ul style="list-style-type: none"> - Report to October Board on concept designs. Agreed to focus next phase on 'western gateway', station approach and 'quick wins' for seafront. - Plans being prepared for the reduction of the carriageway, improvement of the public realm and improved pedestrian connections to the seafront. Once a basic layout has been produced three different schemes will be produced based upon a range of different budgets. The schemes will include proposals for Station Green roundabout. - Project underway working with Network Rail to refurbish station building and landscape parking area. - Project underway to re-landscape Marine Gardens. - Seafront plan being developed. - Working with Turner Contemporary to co-ordinate 	£74,000

				landscaping/public realm in locality of the new building.	
MRP10 GREEN	Parking, Movement & Access Plan	Kent County Council and Thanet District Council	Completion of traffic study for Margate (following on from Margate Masterplan) and Parking, Access and Movement Strategy.	<ul style="list-style-type: none"> - Design work on Dreamland Link Road completed and handed to developers to inform MRP1, MRP1A and MRP9. - Parking survey with Old Town Action Group complete – no action proposed. - Car Park Re-Signing delayed. Commission now given to Jacobs to design – anticipate completion by April 2010. - Coach Park Design under way – completion by End of Year. 	£70,000
MRP11 GREEN	Lower High Street Pedestrianisation	Kent County Council	Closure of lower High Street to vehicular traffic.	<ul style="list-style-type: none"> - Scheme dropped following petitions by retailers. To be reviewed as part of High Street re-development plans. 	
STRATEGIC ACTION 2 – INVESTING IN KEY SECTORS					
MRP12 GREEN	Creative Margate	Thanet District Council	To deliver a ten year vision and an integrated plan to reposition Margate as a seaside town at the forefront of visual arts, with a vibrant creative thread running throughout all the regeneration plans and activities. Short term: a two year action plan to improve the creative offer to maximise the impact of Turner Contemporary.	<ul style="list-style-type: none"> - The 10 year Creative Margate Vision and the two year action plan agreed. - Delivery Group focussing on finalising the two year action plan, securing resources for key priorities. - Wave 3 Sea Change application submitted to support Creative Margate was unsuccessful. - Framework agreed for MACH123, Margate Arts, Culture and Heritage. This will be an innovative three year programme supported by EH, ACE and TDC. Recruitment of a Project Manager is underway. Interviews scheduled for 18 December. 	£500,000 (English Heritage)
MRP13 GREEN	Delivering the Creative Quarter	Margate Renewal Partnership	A package of works and support focussed on the Old Town.	<ul style="list-style-type: none"> - ERDF programme completed in December 2008. GOSE Audit completed. Work will be progressed under MACH123. 	
MRP14 GREEN	Margate Theatre Royal	Thanet District Council	Expansion of the Theatre Royal. Phase 1 involving the acquisition of No 19 Hawley Square.	<ul style="list-style-type: none"> - The business plan of the Theatre Royal Margate proposes expansion involving acquisition of No. 19 Hawley Square. A feasibility study is required to develop plans and costings. Plans under review. - No further work undertaken at this stage as Theatre Royal Margate focussing on current operational plan. 	To be secured
MRP15 GREEN	Supporting Thanet's Economic Growth Action Plan	Thanet District Council	Work with Thanet District Council and Business Link Kent to support investment in key sectors.	<ul style="list-style-type: none"> - Consultation is on going with the Private sector through workshops and one to one engagement. - A series of Business Link workshops are being delivered across the district. - Economic Development is working with key networking organisations to review the opportunity of holding a week long business event across the district. This will include showcasing businesses, reviewing opportunities for recruitment, apprenticeships and training and the development of supply chains. Resources being considered through partnership working. 	

MRP16 GREEN	Engaging the Business Community	Margate Renewal Partnership	Host a programme of meetings, support MTP and attend local networks.	<ul style="list-style-type: none"> - Supporting TDC 'Shop Local' campaign. - Established regular meetings with retail agents. - Attend monthly Old Town Meetings. - Attend MTP Board meetings. 	
STRATEGIC ACTION 3 – HOUSING RENEWAL					
MRP17 GREEN	Housing Renewal Plan	Thanet District Council & Home & Communities Agency	A 4-phased housing renewal programme for Cliftonville West and Margate Central to increase confidence and improve the quality of life of both residents and businesses.	<ul style="list-style-type: none"> - Programme of systematic housing enforcement initiated in Dalby Sq. - Initiative badged as Your Home Your Health. 28 Properties visited by end Nov. - Further research from Stock Condition survey suggests proportion of stock now privately rented is around 88%. This research supported by similar findings from the Your Home Your Health initiative. - Housing Renewal strategy redrafted following initial consultations - Further consultation on latest iteration of renewal strategy underway - Resource requirements for enhanced enforcement and intervention programme refined - Preliminary discussions with HCA, KCC et al over level of interventions required and the investment vehicle to take forward intervention plan. - Programme of information exchange and collaboration with Hastings initiated. - Warren Court Hotel site acquired with support from KCC - Managing Agent for RHB energy efficiency programme selected. - First prosecution of landlord for failure to register HMO. - Enforcement liaison contributed to 'voluntary' closure of 10 units HMO in Cliftonville West. - On-going progress with RSLs re. Opportunities for various sites for social housing. - TDC to prepare brief requested by HCA regarding business case for funding. - Thanet's work cited as good practice in Audit Commissions Building Better Homes report. - Landlord accreditation scheme introduced. - See Item 5. 	To be secured
STRATEGIC ACTION 4 – SUPPORTING VIBRANT & COHESIVE COMMUNITIES					
MRP18 GREEN	Delivering the SSCF Programme	Thanet District Council	To improve the quality of life for the people of the two wards of Cliftonville West and Margate Central. This will be achieved through: 1) Safer communities, 2) access to better public services, 3) stronger communities and 4) cleaner, safer and greener public spaces	<ul style="list-style-type: none"> - High risk re sustainability of community engagement posts remains. However, Police confirmed funding for PCSO Hartsdown to be funded in partnership with Technology College, thus 2/13 posts confirmed as sustained for at least another year. - Sustainability Conference to be held 12th January 2010 – to provide further support to VCS in seeking funding streams. - Evaluation of 4-year programme in progress. 	£3.7m (*Program me ends March 31st 2010).
MRP19	Communications Action Plan	Margate Renewal	Promoting the working of the Partnership and raising awareness.	<ul style="list-style-type: none"> - Website under review and to be updated by end of November. - New MRP exhibition to be installed in the Droit House Visitor Centre. 	N/A

GREEN		Partnership & Thanet District Council			
MRP20 GREEN	Engaging the Voluntary & Community Sector	Thanet District Council & Margate Renewal Partnership	To co-ordinate the work of the partners activities to engage local people and work with the voluntary and community sector to engage all sections of the community in the work of the programme.	<ul style="list-style-type: none"> - Interviews taken place for recruitment of Bi-lingual Outreach post. Partner steering group established. - Project re. Gateway services for Czech/Roma and other migrant communities – draft in progress.. - Community Cohesion Strategy for Thanet – in draft. - 2 posts from WNF/FJF – Youth Admin and Compact Assistant – still awaiting applicants via job-fairs. - 'Bid' to Connecting Communities for expertise/support resources to inform community engagement action plan to be developed. 	2009/10 £70k (Thanet) £210k (Kent-wide) 2010/11 In principle £90k (Thanet) £210k (Kent-wide) CC potential £34k
MRP21 GREEN	Training & Employment Opportunities	Thanet District Council & Margate Renewal Partnership	Support Thanet Works by delivering employment and training opportunities through the MRP partners and major development.	<ul style="list-style-type: none"> - The Phase 1 Commissioning has delivered direct benefits to the area e.g. some SSCF projects secured funding to continue/diversify their work - Thanet Works led a successful Future Jobs Fund bid for 119 placements across all sectors. This started in October and data on beneficiaries and the jobs (some will directly contribute to services) will be collected. - A new partnership with KCC funding 50% of apprenticeships for SMEs has also started. - Thanet Works partnered the successful bid led by the PCT for a <i>Fit for Work Service Pilot</i>. - A 2nd phase of projects targeting the private sector, childcare and youth offending are in advanced stages of development - A Worklessness Assessment for the MRP area will be completed by January - Thanet Works will lead on the development of the concept of an Employment and Skills Hub working closely with Thanet Gateway Plus - 	£1m (Thanet-wide)
MRP22 GREEN	Resident Involvement	Groundwork & Margate Renewal Partnership	Involving the community in Margate Renewal/Groundwork. To develop community based programmes that enable local residents to play a role in Margate Renewal and contribute to raising the skills and aspirations of local people, enabling them to benefit	<ul style="list-style-type: none"> - Walkie Talkie Scheme started in October. A small team of people employed by Groundwork disseminating information to members of the public. Also feeding back information to decision makers and undertaking commissioned tasks such as community consultations. Links with MRP strategic projects specifically, Turner Contemporary, the Housing Renewal Plan and Margate Task Force. - Exploring opportunities of Groundwork Landscape Project in Hawley Square. 	

			from improved opportunities arising through development and investment in Margate.	- Pre-NEET programme in development 'Olympic Gardens'. Young people working with local artist(s) would develop a public space.	
MRP23 GREEN	Margate Task Force & Triple Aim	Kent County Council, Thanet District Council, East Kent and Coastal PCT, SEEDA and Margate Renewal Partnership	Key partners will establish a comprehensive programme to: <ul style="list-style-type: none"> ▪ Increase the level and type of provision of 'personalised services' (health, advice, support, etc) to vulnerable people; ▪ Develop a plan for tackling out-of-area placements; ▪ Provide tailored support to individuals and families, deliver skills and employment opportunities, reduce crime and create strong community cohesion. 	<ul style="list-style-type: none"> - 8 June – high level partner workshop endorses approach. - 14 July – Steering Group (Amanda Honey, Richard Samuel and Ann Sutton) formed. Interim Director seconded from KCC. - 4 September – development workshop for senior managers. Agreed action: set up team by April 2010 to be delivered by Implementation Group. - 18 September – Total Place first stage submission. - October – visits from Sir Bob Kerslake, CEO, HCA and the Government 'Champion' for Kent Total Place (Alexis Cleveland) - 3 November- joint meeting of KCC/TDC Cabinets with the PCT board endorses approach and agrees to convene Theme meetings - 3 Dec – successful high level Housing Theme meeting. - MTF Implementation Group met 2nd December. Agreed phased programme. - Operational team to be in place by April 2010. 	
OTHERS					
MRP24 AMBER	Programme Evaluation	Margate Renewal Partnership	Study to assess the impact of the MRP Programme	- A methodology for the programme evaluation will be developed which draws on other work – Turner, SSCF and the recent Margate Renewal Study. Resources have been included in the MRP team budget to find an external study. Proposals to be brought back to Board in March.	

Date:	15 December 2009
Item No:	11
Item Title:	Programme Director's Report
Author:	Derek Harding
Purpose:	For Information
Recommendation	To note.

1. Introduction

- 1.1 The following report provides Board members with an overview on programme activity, wider policy and contextual developments not covered elsewhere on this agenda.

2. Strategic and Policy Context

- 2.1 **South East Coastal Towns Report** – This work was commissioned by the Creative Foundation on behalf of SEEDA. The report is enclosed for information. The findings of the report were discussed at the Margate Officer's Group and the key actions will be taken forward by the Creative Margate Working Group. The main findings and recommendations for Margate relate to strengthening the relationships and involvement of the HC/FE sector, particularly in the cultural plans. This will focus on strengthening the role of Canterbury Christ Church University (CCCU) in supporting key sections particularly tapping into their specialists in digital media and sound production; working with CCCU on Dreamland through the knowledge Transfer Partnership; working with the University of Kent School of Architecture (graduates and research) on design and public realm projects; working with Hartsdown Technology College on engaging students in the Neighbourhood Plan and Creative Margate.
- 2.2 **The Coastal Communities Alliance** (A national grouping primarily of coastal local authorities) will be launching a coastal handbook in Margate on 27/28 January. The book will feature case studies and good practice. Dr Phylis Starkey (Chair of the Coast Towns Commons Select Committee) will be chairing the launch. The event will comprise of a networking session on the evening of the 27th January, presentations and tours on 28th January. Richard Samuel will be chairing the event.
- 2.3 **High Speed 1** – The new high speed rail link service commences on 13th December connecting Ramsgate via Ashford to St Pancreas. The journey time savings for Folkestone and Ramsgate are significant (see attached timetable). The predicted savings for Margate are 20 minutes (based on current fastest time), however the direct service will only operate after 7.45am which means the options for commuters are limited. In addition to accommodate the high speed service, there have been some implications for the existing North Kent service and the journey times from Margate to Victoria will increase marginally by a few minutes. Generally speaking, the improved accessibility is a major opportunity for East Kent and we need to work with our partners (East Kent LSP, Visit Kent etc) to promote the opportunities offered to the region. The future opportunity for Margate, as demand and passenger numbers increase, could be 'High Speed North Coast' Line running off as a spur

from Ebbsfleet and we should work with the East Kent LSP and north Kent authorities to consider these possibilities.

3. Local Context

- 3.1 Consultation is underway on the core strategy for the Local Development Framework. It is essential that the Margate Renewal plans and the planning policies are aligned and we will provide a response to ensure that the aspirations of MRP, and in particular the Cultural Vision, are adequately reflected and recognised in the 'Core Strategy'
- 3.2 **Recession Impact** – There continues to be a steady flow of developer and investor enquiries in Margate. This could be in part down to the construction of the gallery and the regular coverage of Margate on national TV and in the media. However, feedback from businesses and agents shows that the trading environment remains very challenging. The opening of the Morrison's supermarket and refurbishment of the College Square car park appears to have provided a boost to trading in this part of the Old Town. The Old Town Action Group has continued to organise a regular programme of events and festivals over the summer and winter period which has helped to promote the town and boost trade.
- 3.3 **Empty Shops Fund** - The Council received £52,631.58 worth of funding from the Department of Communities and Local Government (CLG), to support town centres. This provision of funding followed the publication in April of the Governments guide to "Looking after our town centres". The money is to be used to boost town centres and enable empty shops to be put to some use rather than becoming an eyesore. Therefore creating a negative impact on consumer and business confidence.

Officers have consulted with current retail businesses across the district and the main commercial agents, to get a better understanding of issues in the main high street areas and the problems agents are facing in renting out empty retail units. Meetings were very well attended and participative. TDC's Cabinet have agreed that officers should develop a clear plan for spending the funding in Margate and Ramsgate. One element will be to provide Business Support grants for people starting-up creative and cultural or independent retailer businesses. The second part will be to spend some money improving the look of empty retail units. Lastly, officers will develop a package of advice and guidance available for existing retailers.

- 3.4 **Thanet District Council's Regeneration Inspection** – Thanet District Council has recently received the results of its Regeneration Inspection; the Audit Commission report gives the council's regeneration service a "good" two-star and rates it as having "promising prospects for improvement." The report has described the council as having "delivered some significant regeneration outcomes", with "regeneration central to everything the council does."

The report says that the council has "an excellent understanding of local issues" and "a very successful track record of attracting inward investment and creating jobs." Leaders, senior management and regeneration staff are described as being "knowledgeable and skilled", with partners praising them for their "infectious enthusiasm, commitment and energy and for the ease and openness of their joint working relationships."

- 3.5 **Margate Town Partnership** – Dave Kinnear, the Co-ordinator and Ann Smith, the Chair of the Board, resigned from Margate Town Partnership at the end of October. Terry Painter, a local estate agent, has been appointed as the new Chair and the Board will be reviewing the administration and staffing requirements over the next two months. The Board is committed to continuing to organise events such as the weekly market, the Jazz Festival and Kite Festival but also intends to be more responsive to local trader's needs.
- 3.6 We were successful in securing £25,000 'Meanwhile' funding from the CLG pilot programme. This has been used to support the conversion of a redundant casino into new design studios

for a company which has relocated from London and extending the 'Window of Opportunities' scheme.

4. Communications, Publicity and Events

- 4.1 The Margate Renewal newsletter enclosed has recently been distributed to all households in the area and there have been a number of high profile features in the local press related to the plans for Dreamland, Arlington and progress on the gallery.
- 4.2 A new display of the MRP plans has been installed in the Droit House, to complement the Turner Contemporary exhibition space. This includes a 'touch screen' facility which will be developed into an 'interactive map' providing information on the key projects. It is also planned to install a similar exhibition in the Marks and Spencer's building if the plans for a 'skills centre' progress.
- 4.3 The festive lights switch on takes place on 4th December which coincides with a Christmas Market in the Old Town over 4, 5 and 6 December.

Appendix 1 – South East Coastal Towns Report

Appendix 2 – High Speed Timetable

Appendix 3 – Margate Renewal Newsletter

Southeastern Trains

High speed journey times from December 2009

We're making train travel between London, Kent and on to Europe quicker than ever.

New high speed train services from Kent to St Pancras in December 2009 will dramatically reduce journey times. You can check improvements to your journey time below.

The table here compares existing average peak time journeys to the fastest journey times in December 2009.

From	Journey times		Saving
	Now	Dec-09	Mins
Ashford International	84	37	47
Birchington-on-Sea	105	86	19
Broadstairs	118	90	27
Canterbury West	110	59	49
Chatham	54	38	15
Dover Priory	116	69	47
Ebbsfleet+	51	18	33
Faversham	72	65	7
Folkestone Central	101	57	44
Folkestone West	99	55	44
Gillingham (Kent)	58	43	15
Gravesend	57	22	35
Herne Bay	96	77	19
Margate	111	91	20
Rainham (Kent)	60	49	11
Ramsgate	129	80	49
Rochester	63	38	25
Sittingbourne	69	56	13
Stratford International*	32	7	25
Strood	66	33	33
Whitstable	88	71	17