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TR31	Hitchin Town Centre Development	
Service Area	Finance, Performance & Asset Management	
Lead Officer	Norma Atlay	
Cabinet Member	Portfolio Finance & IT	
Date Reviewed	22-May-2013	
Next Review Date	31-Jul-2013	
Description	<p>Substantial development in Hitchin town centre to include Churchgate and surrounding area, Northern part of Paynes Park. Risks are:</p> <ul style="list-style-type: none"> • Failure to satisfy demands vs feasibility • Failure to recover the Council's costs on the development of Churchgate • Failure to gain planning permission of Churchgate • Hitchin market loses trade • The contractor is unable to proceed with the development of Churchgate • Failure to develop Northern part of Paynes Park due to multiple landownership issues • Failure to maintain the historic nature of the town • Failure to provide sufficient off road parking • Key officers are absent or leave • Failure to have sufficient resources in Development Control and/or across the Council to deal with the planning application • Detrimental impact on day-to-day service delivery whilst officers are engaged on the project • External challenge to the project • The development proposals for the Post Office site may impact on the development of Churchgate 	
Opportunity	Increasing the viability & vitality of Hitchin Town Centre. Improving the urban fabric. Improving car parking and market facilities. Improving community safety.	
Nature of Risk		
Consequences	<ul style="list-style-type: none"> • Failure to satisfy public demands • Loss of reputation • Delays in Capital programme commitment • Churchgate project does not proceed leading to waste of Council resources (staff time/money) • The town centre fails to be regenerated • Possible delay in processing other planning applications whilst officers are engaged on the Churchgate project measured by down turn in performance against NI157 	

Work Completed	<ul style="list-style-type: none"> • Town Centre Strategy adopted Nov 2004 • Churchgate Planning Brief adopted by Council - Nov 2005 • Paynes Park Planning Brief adopted by Council 2007 • Procurement Process for the Development of Churchgate agreed 2007 • Simons Developments awarded contract for Churchgate development by Full Council on 25th Feb 2010 • Development Agreement (DA) signed with Simons March 2010 • Public consultation exercise began in May 2010 • Project Board established consisting of officers, Members & Simons Development • Project Risk Log for Churchgate in place and regularly updated • Churchgate Liaison Forum established to encourage public involvement • Hitchin Post Office Development Brief adopted February 2013 • Development Agreement terminated with Simons – March 2013, following Full Council decision on 31st January 2013 not to extend the DA
Ongoing Work	<ul style="list-style-type: none"> - Review development of the Churchgate area, as part of the Local Plan preparations - Public consultation will continue until submission of planning application for Churchgate development - Key elements already recognised - view of church from Queen St, market provision, need for increased retail, impact on town centre due to lack of car parking during construction phase - Churchgate Project End of Scheme Report and closure of Project Risk Register agreed by Project Board for sign off by Project Executive - Alternative options for the development of Churchgate and its surrounding area under consideration. Report to be presented to Project Board prior to Full Council in June 2013

Sub Action	Status Icon	Action Due Date	Milestone	Milestone Due Date	Completed
Redevelopment of Churchgate area		31-Jul-2015	Report to Council on all potential options on the way forward to allow Members to consider the future of the Churchgate area	27-Jun-2013	No