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

	against NI157
<b>Work Completed</b>	<ul style="list-style-type: none"> <li>• Town Centre Strategy adopted Nov 2004</li> <li>• Churchgate Planning Brief adopted by Council - Nov 2005</li> <li>• Paynes Park Planning Brief adopted by Council 2007</li> <li>• Procurement Process for the Development of Churchgate agreed 2007</li> <li>• Simons Developments awarded contract for Churchgate development by Full Council on 25th Feb 2010</li> <li>• Development Agreement (DA) signed with Simons March 2010</li> <li>• Public consultation exercise began in May 2010</li> <li>• Project Board established consisting of officers, Members &amp; Simons Development</li> <li>• Project Risk Log for Churchgate in place and regularly updated</li> <li>• Churchgate Liaison Forum established to encourage public involvement</li> <li>• Hitchin Post Office Development Brief adopted February 2013</li> <li>• Development Agreement terminated with Simons – March 2013, following Full Council decision on 31st January 2013 not to extend the DA</li> </ul>
<b>Ongoing Work</b>	<ul style="list-style-type: none"> <li>- Review development of the Churchgate area, as part of the Local Plan preparations</li> <li>- Public consultation will continue until submission of planning application for Churchgate development</li> <li>- 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</li> <li>- Churchgate Project End of Scheme Report and closure of Project Risk Register agreed by Project Board for sign off by Project Executive</li> <li>- 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</li> </ul>

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