

SUFFOLK COASTAL AND WAVENEY DISTRICT COUNCILS

PROGRAMME HIGHLIGHT REPORT

Programme Name: Lowestoft Town Centre	Programme Manager: Kerry Blair	Status (RAG)
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Report Date: 06/11/2018	Report originator: Gary Bellward
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Brief Description: To enhance the vitality and viability of Lowestoft Town Centre by bringing back underutilised and derelict land into positive use whilst enhancing the quality of design.

Progress:	Suggested Next Steps:
The function to co-ordinate delivery of the Town Centre is currently vacant. The Economic Regeneration Team is undertaking recruitment and seeks to have project managers in post by January 19.	<ul style="list-style-type: none"> - Following the successful appointment of the project managers, a full review of the wider programme will be undertaken.
Masterplan/Vision: The Regeneration and Asset Management Teams have started to meet with external companies to explore if there is interest in tendering for the proposed Lowestoft Town Centre Masterplan. This has paused somewhat whilst the Regeneration Team recruit replacement staff following the departure of the Programme Manager, Samantha Jones.	<ul style="list-style-type: none"> - Action plan and tender documents to be drawn up following the appointment of the regeneration project and programme management posts.
<p>Post Office: Initial site investigation and survey work has been completed. Architects have circulated a number of design proposals for initial consideration.</p> <p>Asset Management are progressing discussions with a possible leisure tenant for the front period building. The tenant's agent has given positive feedback on the premises.</p> <p>It is anticipated that Planning submission will be made early 2019.</p>	<ul style="list-style-type: none"> - Project team to review design proposals by mid November - Follow up with tenants agent following their discussions with the Managing Director

Key Risks:
Further decline of Town Centre and High Street areas through missed opportunities to maximise high quality outcomes. Increased vacancy rates and weakened inward investment offer.

Post Office:

- Not securing a commitment from a commercial tenant for the front period building.
- Not securing planning permission for the site.

Financial Issues:**Masterplan/Vision:**

No budget identified to fund a Town Centre Vision at this stage. There was a verbal commitment from the Planning Policy team to part fund the vision but this was sometime back and needs revisiting.

Post Office:

- Appointed Cost Consultant early to ensure the financial viability of the proposed schemes.
- WDC are likely to seek c£500,000 through the 'growing places' fund in due course. This contributes towards the construction costs of the refurbishment and new build properties.