



DECISION OF DIRECTOR OF DEVELOPMENT AND ENVIRONMENT

IN CONSULTATION WITH SECTION 151 OFFICER

DECISION No. 15/16 DE 297 (Update to DE 251)

SUBJECT: The Centre building works (Weston-super-Mare)

Background:

'The Centre' is a curved row of 1930's Art Deco buildings, on Walliscote road, (opposite the old Town Hall) formed by 17 units including residential and commercial use. Occupying a prime town centre space and located on one of the key routes for people accessing Weston's high street shops, railway station and the beach, these buildings have a significant impact on the image and appearance of the Town Centre, including those of the Walliscote Place.

Currently the external condition of the buildings is poor and a façade regeneration will contribute to the regeneration aims and objectives of NSC which is to attract more people to live in Weston's Town Centre increasing its social and economic activities.

The condition of The Centre will also have a direct impact on the market value of the new housing development planned for Walliscote Place.

Council officers have been working with the owners/tenants of The Centre to develop an agreed proposal to improve the street side façade as well as other improvements to the rear and the adjacent public realm. Detailed works schedules have been prepared and agreed with each property owner. The total cost of the works is £43,000.

DECISION:

Through a partnership between the owners of The Centre properties and North Somerset Council the external façade should be repaired and redecorated, and the canopy removed by summer 2016. In this partnership, NSC will plan and commission the works on the external front façade and through a written agreement, each of the 14 owners will pay back NSC the total cost for those works, as per the property schedule for each premises within 30 days after its completion. This Decision has been undertaken in reliance on the "General Power of Competence" as per Section 1(1) of the Localism Act 2011.

Reasons:

The partnership approach will ensure that works are carried out in a timely and coordinated way, across the whole block. Without this incentive improvements to the buildings may not occur or would occur only in a piecemeal fashion.

Other Alternatives Considered:

The only other alternative is to not go ahead with proposed works which would result in the building area remaining in a poor condition.

Risk Assessment:

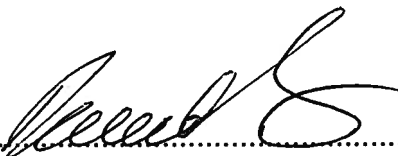
The main risk is that any of the owners do not honour the agreed payment. This risk will be mitigated by a legal agreement between North Somerset Council and the owners stating that the total agreed amount should be paid within 30days from completion of works.

Financial Implications:

The total cost for the works will be paid by North Somerset Council Regeneration budget and this amount will be reimbursed in full by the property owners following immediately completion of works as per legal agreement.

Implications for Future Years:

There will be no financial implication on future years as NSC will be repaid within 30 days after completion.

Signed..........

Director of Development and Environment

Dated.....5/4/16.....

Signed.....

Section 151 Officer

Dated.....