

WELWYN HATFIELD BOROUGH COUNCIL  
CABINET – 7 MARCH 2017  
REPORT OF THE EXECUTIVE DIRECTOR (RESOURCES, ENVIRONMENT AND  
CULTURAL SERVICES)

RELEASE OF BUDGETS FOR PROJECTS IN HATFIELD

**1 Executive Summary**

- 1.1 The purpose of this report is to seek to release the approved capital funding for various projects in Hatfield Town Centre and the surrounding area.
- 1.2 This report groups several projects together to reduce the number of reports required.
- 1.3 The aim is try secure the release of funds for the beginning of the 2017/18 financial year so that on-going projects are allowed to continue with the minimum of interruption.

**2 Recommendation(s)**

- 2.1 That Cabinet agree to release these approved funds.

**3 Explanation**

- 3.1 The projects listed below, in a number of instances cover matters that are continuing from the current (2016/17) financial year.
- 3.2 Projects often span more than one financial year. Council procedure requires that any sums running into a subsequent year or being added to, require to be released each year.
- 3.3 The table under Financial Implications are those involved in this report.

**Implications**

**4 Legal Implication(s)**

- 4.1 None, this report is solely about the release of the capital budgets already allocated and approved.

**5 Financial Implication(s)**

- 5.1 The following are the budgets to which this report applies. All these budgets now form part of the Council's approved capital programme for 2017/18. Where the row is coloured grey, the project is continuing from 2016/17.

No.	PROJECT	FULL DESCRIPTION OF PROJECT	BUDGET
1	<b>HTC fees for redevelopment (WHBC funded)</b>	This is for the work of specialists that will be related to the overall project, including progressing the public realm works. We will incur any number of fees including; planning fees, architect's fees, agent's fees, highway engineer's fees, costs in connection with the proposed stopping up order, highway design fees and ground investigation costs.	£100,000
2	<b>HTC Acquisitions (Growth Fund Detrm Fund)</b>	To cover outstanding, justifiable claims, if any.	£20,000
3	<b>HTC Redevelopment of 1 and 3-9</b>	The budget is to progress the development beyond the planning stage. Although the Council is not carrying out the construction work, that still needs to be supervised and monitored to ensure the buildings are delivered in accordance with the approved designs and planning consent.	£150,000 (+£50,000 in 2018/19)
4	<b>Hatfield Town Centre new shop fronts for 4 &amp; 6 The Arcade</b>	To put new shop fronts on these two units to bring them up to standard.	£20,000
5	<b>HTC Flat roof refurbishment to shops</b>	The flat roofs to the rear of the newly tenanted shops are in a poor condition and require a new 2 layer felt system to prolong the structure's life for another 15-20 years.	£60,000
6	<b>Hatfield Town Centre Public Realm</b>	To regenerate the public realm around Hatfield Town Centre and White Lion Square (Planters/Seating area/Arena)	£400,000 (+£800,000 in 2018/19)
7	<b>High View Shops</b>	Progression to a redevelopment scheme for the High View neighbourhood shopping parade. This project started in 2014/15 and is continuing. Agents and solicitors are instructed. 2017/18 includes a sum for compensation payments in the event any existing retail tenant chooses not to move to the new shop units.	£350,000 including £50,000 rolled from 2016/17)

## **6 Risk Management Implications**

6.1 The risks related to this proposal are:

6.2 Any works carried out by the Council directly will be undertaken in accordance with the relevant risk assessment and method statement (RAMS).

6.3 With any scheme involving procurement, there is a risk to change within the economy generally and the property market specifically.

6.4 Where works are to be undertaken by third parties on the Council's behalf, completion bonds will be required.

## **7 Security & Terrorism Implication(s)**

7.1 None

## **8 Procurement Implication(s)**

8.1 Any external parties will be procured in accordance with the Council's contract procedure rules.

## **9 Climate Change Implication(s)**

9.1 Where new buildings are planned on brown-field sites, the new buildings will have a substantially improved carbon profile.

## **10 Link to Corporate Priorities**

10.1 The subject of this report is linked to the Council's Corporate Priority, help build a strong local economy, especially revitalise our town centres and other shopping areas

## **11 Equality and Diversity**

11.1 An Equality Impact Assessment (EIA) has not been carried out in connection with the proposals that are set out in this report as this report relates solely to the release of previously approved budgets.

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Date                                        *(10 February 2017)*

Background papers to be listed (if applicable)  
None

Appendices to be listed  
None