

## Yeovil Refresh - Implementation

Executive Portfolio Holder:	Councillor Peter Gubbins, Area South including Yeovil Refresh Board, Councillor John Clark, Portfolio Holder for Economic Development including Commercial Strategy
Ward Member(s)	Yeovil Town Centre ward members
Strategic Director:	Jan Gamon, Director, Place and Recovery Karen Watling, Chief Financial Officer
Lead Officer:	Robert Orrett, Commercial Property Land and Development Manager
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## Purpose of the Report

1. The purpose of this report is to advise members on unlocking a key regeneration site within Yeovil Town Centre and to seek decisions on council involvement. These decisions are to delegate to officers authority to proceed with the purchase of property interests in the town centre for regeneration purposes and to approve capital to be used for that.

## Forward Plan

2. This report appears on the Forward Plan for the December 2021 District Executive.

## Public Interest

3. This report involves regeneration of Yeovil Town Centre. Areas of the town centre have been identified as needing regeneration and in the current state seriously detract from the environment in the town centre, reducing the vitality of the town and its attractiveness to residents, shoppers, visitors and businesses. Regeneration of these sites is unlikely to occur without significant public sector support. Because the proposals of this report involve the possible purchase of town centre property, the council and current owners' commercial position would be adversely affected by making public the details. These are included in a confidential appendix.

## Recommendations

4. The District Executive recommends that the Chief Executive:
  - a. Approve engagement with the owners' of the property identified in the confidential appendix to this report with the aim of agreeing terms for purchase by the council.
  - b. Approve allocation of the amount of capital identified in the confidential appendix to this report which may be applied to property purchase as identified.



## South Somerset District Council

- c. Authorise the Director, Place and Recovery, in consultation with Yeovil Refresh Portfolio Holder, Portfolio Holder - Economic Development including Commercial Strategy, S151 Officer, and Monitoring Officer, to conclude contracts for purchase of property identified in the confidential appendix to this report.

### Background

5. The current Council Plan continues the council's commitment to regeneration of the main towns of the district within the Economy theme. Amongst the main identified Priority Projects for 2021- 22 is to continue to deliver Regeneration Programmes. This report directly responds to the desired 2021/22 project outcomes.
6. Yeovil town centre regeneration has been an objective for a number of years under different programmes. Activities for Yeovil town centre led by or supported by the council are currently mainly guided by the Yeovil Town Centre Refresh – Town Centre Strategy produced at the beginning of 2018. Individual projects are grouped into three themes:
  - 6.1. Public Realm
  - 6.2. Development
  - 6.3. Transport
7. Considerable momentum and progress have been achieved and are being sustained with Public Realm and Transport projects under the strategy. The objective of this report is to enable material progress on key Development projects.
8. The progress recommended by this report involves land assembly to enable regeneration of one of the key development sites. The position of both the council and current owners' of the property are commercially sensitive and the interests of either could be damaged by publicly identifying either the property or the basis of a potential purchase. That information is provided for Members in a confidential appendix to this report.

### Financial Implications

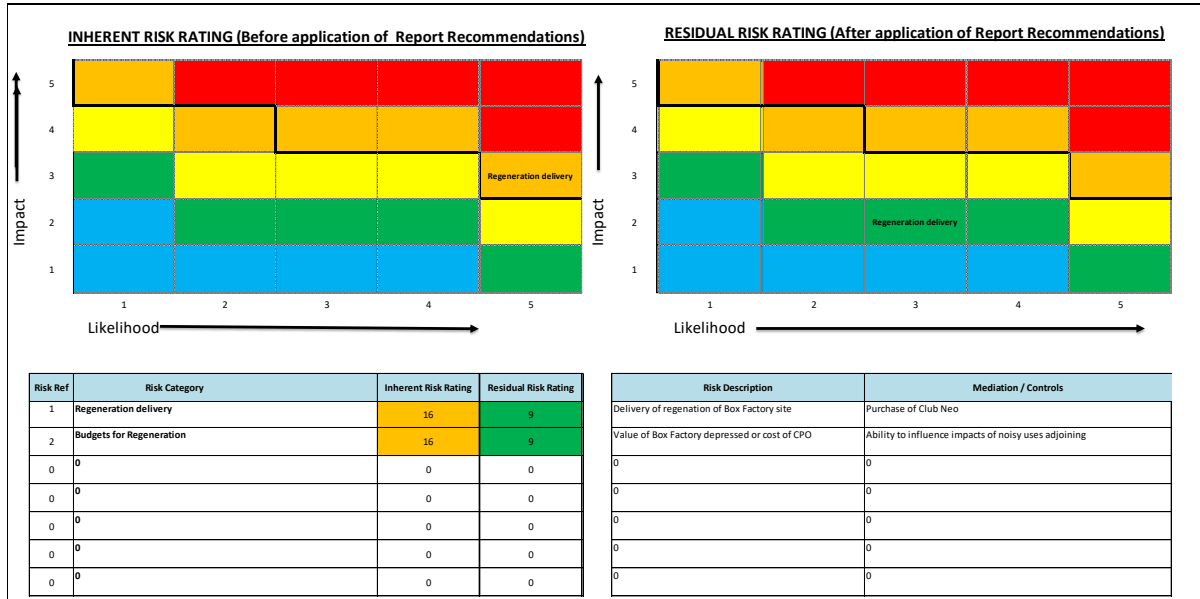
9. Financial implications are reported in the confidential appendix.

### Legal implications (if any) and details of Statutory Powers

10. In addition to the General Power of Competence under section 1 of the Localism Act 2011, the Council has specific power under section 120 of the Local Government Act 1972 to acquire land by agreement for the purpose of its functions, or the benefit, improvement or development of their area.



**Risk Matrix**



**Council Plan Implications**

- 11. **Economy** - Align projects so that economic growth is sustainable and inclusive for all, working with key external organisations and communities to deliver shared visions and ambitions.
- 12. **Environment** - Enhance the quality of the environment and its resilience and ability to adapt to climate change in partnership with our communities and businesses.
- 13. **Places where we live** - Enable the delivery of good quality housing in appropriate places across all tenures, to meet community needs
- 14. **Healthy, Self-reliant Communities:** - Embed social value into all processes and activities to ensure we maximise the support we give to our communities.

**Carbon Emissions and Climate Change Implications**

15. There should be no direct implications arising from the purchase of this property asset. Development proposals will need to address any carbon emissions and climate change implications within the proposal supporting documentation.

**Equality and Diversity Implications**

16. There should be no direct Equalities and Diversity implications from the purchase of this property asset.

**Privacy Impact Assessment**

17. No privacy impacts are anticipated as consequence of this report.

**Background Papers**

18. None