

## Notice of Meeting

### Bracknell Town Centre Regeneration Committee

Councillor Brunel-Walker (Chair),  
Councillor Dr Barnard (Vice-Chair),  
Councillors Harrison, Bettison OBE, Turrell and Heydon

### Non-Voting Co-optees

Councillor Nick Allen  
Councillor Nigel Atkinson  
Councillor Mary Temperton



**Monday 7 November 2022, 5.30 pm**

**Council Chamber - Time Square, Market Street, Bracknell, RG12**

**1JD**

### Agenda

*All councillors at this meeting have adopted the Mayor's Charter which fosters constructive and respectful debate.*

Item	Description	Page
1.	<b>Apologies for Absence/Substitute Members</b>	
	To receive apologies for absence and to note the attendance of any substitute members.	
2.	<b>Declarations of Interest</b>	
	<p>Members are asked to declare any disclosable pecuniary or affected interests in respect of any matter to be considered at this meeting.</p> <p>Any Member with a Disclosable Pecuniary Interest in a matter should withdraw from the meeting when the matter is under consideration and should notify the Democratic Services Officer in attendance that they are withdrawing as they have such an interest. If the Disclosable Pecuniary Interest is not entered on the register of Members interests the Monitoring Officer must be notified of the interest within 28 days.</p> <p>Any Member with an affected Interest in a matter must disclose the interest to the meeting. There is no requirement to withdraw from the meeting when the interest is only an affected interest, but the Monitoring Officer should be notified of the interest, if not previously notified of it, within 28 days of the meeting.</p>	
3.	<b>Minutes</b>	3 - 10
	To approve as a correct record the minutes of the previous meeting of the Committee.	
4.	<b>Urgent Items of Business</b>	
	Any other items which, pursuant to Section 100B(4)(b) of the Local Government Act, the Chairman decides are urgent.	

### **EMERGENCY EVACUATION INSTRUCTIONS**

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5.	<b>Exclusion of Public and Press</b>	
	<p>To consider the following motion:</p> <p>That pursuant to Regulation 4 of the Local Authorities (Executive Arrangements) (Access to Information) Regulations 2012, members of the public and press be excluded from the meeting for the consideration of item 6 &amp; 7 which involves the likely disclosure of exempt information under the following category of Schedule 12A of the Local Government Act 1972:</p> <p>(3) Information relating to the financial or business affairs of any particular person (including the authority).</p> <p><i>(NB: No representations have been received in relation to the notice published pursuant to Regulation 5 of the Local Authorities (Executive Arrangements) (Access to Information) Regulations 2012.)</i></p>	
6.	<b>Bracknell Town Centre Regeneration Committee Update Report</b>	11 - 28
	<p>To update the Committee on the regeneration of Bracknell Town Centre.</p> <p><b>Reporting:</b> Chris Mansfield</p>	
7.	<b>Joint Venture Programme</b>	29 - 32
	<p>Matters pertaining to the operation of Bracknell Forest Cambium Partnership</p> <p><b>Reporting:</b> Sarah Holman</p>	

Sound recording, photographing, filming and use of social media is permitted. Please contact Hannah Harding, 01344 352308, [hannah.harding@bracknell-forest.gov.uk](mailto:hannah.harding@bracknell-forest.gov.uk), so that any special arrangements can be made.

Published: 28 October 2022

### **EMERGENCY EVACUATION INSTRUCTIONS**

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**BRACKNELL TOWN CENTRE  
REGENERATION COMMITTEE  
29 SEPTEMBER 2022  
4.00 - 5.00 PM**



**Present:**

Councillors Brunel-Walker (Chair), Dr Barnard (Vice-Chair), Harrison, Bettison OBE and Turrell

**Present Virtually:**

Councillor Heydon

**Non-Voting Co-optee Present Virtually:**

Councillors Allen, Atkinson and Temperton

**Also Present:**

Councillors Mrs Hayes MBE

**7. Declarations of Interest**

There were no declarations of disclosable pecuniary or affected interests in relation to items on the agenda.

**8. Minutes**

**RESOLVED** that the minutes of the meeting of the Committee held on 12 September 2022 be approved and signed by the Chairman as a correct record.

**9. Urgent Items of Business**

There were no urgent items of business.

**Executive Decisions**

The Executive considered the reports submitted on the items listed below and the decisions taken are recorded in the decision sheets attached to these minutes and summarised below

**10. Town Centre Off Street Day Rate Car Park Charges – October 2022**

**RESOLVED** that:

- 1 The options on charging tariffs for The Avenue, High Street, Braccan Walk and Weather Way car parks in Bracknell from 1 October 2022 be noted.
- 2 That Option 1 as set out in Table 2 of the Executive Director: Delivery's report be approved.

**11. Tim Wheadon**

The Chairman proposed a vote of thanks to Tim Wheadon for the incredible work that he had done and lead behind the scenes to deliver the regeneration of Bracknell Town Centre.

Mr Wheadon thanked the Committee but stressed it had been a team effort.

The Committee accordingly supported a vote of thanks to Tim Wheadon.

12. **Exclusion of Public and Press**

**RESOLVED** that pursuant to Regulation 4 of the Local Authorities (Executive Arrangements) (Access to Information) Regulations 2012, members of the public and press be excluded from the meeting for the consideration of items 7 and 8 which involve the likely disclosure of exempt information under the following category of Schedule 12A of the Local Government Act 1972:

- (3) Information relating to the financial or business affairs of any particular person (including the authority).

**Executive Decisions containing Exempt Information**

The Committee considered reports containing exempt information submitted on the following items. The decisions are recorded in the decision sheets attached to these minutes and summarised below:

13. **Bracknell Town Centre Regeneration Committee Update Report**

**RESOLVED** that:

- 1 The further extension of the Bracknell Town Centre Development Agreement 8th Variation Relevant Date to 1 November 2022 to enable the Highways Agreement condition to be satisfied, and the restriction on title protecting the profit share to be extended to 7 March 2026;
- 2 The principle of relocating the library to Princess Square LSU 4, Bracknell to create a new library and cultural facility to complement the Deck scheme and facilitate future regeneration of the current library site be supported;
- 3 The proposed heads of terms for a lease of this unit as set out in Appendix A of the Executive Director: Place, Planning & Regeneration's report be supported, with the completion of the lease arrangement delegated to the Assistant Director: Property in consultation with the Executive Member for Transformation and Finance, subject to the Deck scheme being unconditionally committed to by BRLP;
- 4 Commencement of the detailed design (from RIBA stage D) for a new library and cultural facility and submission of a planning application to be funded from the Property Feasibility budget (YM378) be supported once the heads of terms have been signed.

14. **Joint Venture Programme**

**RESOLVED** that the latest update on the Joint Venture Programme be noted.

**CHAIRMAN**

## Bracknell Forest Council Record of Decision

<b>Work Programme Reference</b>	<b>I108219</b>
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1. **TITLE:** Town Centre Off Street Day Rate Car Park Charges – October 2022
2. **SERVICE AREA:** Delivery
3. **PURPOSE OF DECISION**

The Council reviews its fees and charges for its town centre car parks on an annual basis. Season ticket prices were reviewed as part of the Council's annual budget and increases were made in line with inflation from 1 April 2022. This paper looks at options in respect of the off-street Council run car parks in the town centre which are reviewed annually in September in line with the anniversary of the opening of the Lexicon in 2017.

4. **IS KEY DECISION** Yes
5. **DECISION MADE BY:** Bracknell Town Centre Regeneration Committee

6. **DECISION:**

- 1 The options on charging tariffs for The Avenue, High Street, Braccan Walk and Weather Way car parks in Bracknell from 1 October 2022 be noted.
- 2 That Option 1 as set out in Table 2 of the Executive Director: Delivery's report be approved.

7. **REASON FOR DECISION**

The fees for The Avenue, High Street, Braccan Walk and Weather Way car parks are reviewed annually in line with the anniversary of the opening of The Lexicon.

8. **ALTERNATIVE OPTIONS CONSIDERED**

The Council could maintain the current charges for The Avenue, High Street, Braccan Walk and Weather Way car parks. However, this option is not recommended in the current budget circumstances as increasing current rates could generate additional income of up to £473,130 per annum based on 2021/22 usage. Usage rates remain 15% down from pre-covid levels and income targets are unlikely to be achieved in 22/23. There is no real indication of if/when this will occur and may not do so given a move to online retail shopping.

If tariffs are not increased this year and increased in 12 months' time in October 2023, then the increase will need to be greater at that point in order to rebalance income which may be considered negatively by the customer.

The Avenue car park is by far the busiest car park in town and at peak periods can sometimes reach capacity with some level of queuing. In order to better manage supply and demand across the whole estate, the daily tariffs at Braccan Walk and High Street could be set at a slightly lower level so as to reduce demand at the Avenue at peak periods. Clearly this would have a negative effect financially.

9. **DOCUMENT CONSIDERED:** Report of the Executive Director: Delivery

10. **DECLARED CONFLICTS OF INTEREST:** None.

<b>Date Decision Made</b>	<b>Final Day of Call-in Period</b>
29 September 2022	6 October 2022

## Bracknell Forest Council Record of Decision

<b>Work Programme Reference</b>	<b>I108319</b>
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1. **TITLE:** Bracknell Town Centre Regeneration Committee Update Report
2. **SERVICE AREA:** Place, Planning & Regeneration
3. **PURPOSE OF DECISION**

To update the Committee on the regeneration of Bracknell Town Centre

4. **IS KEY DECISION** Yes

5. **DECISION MADE BY:** Bracknell Town Centre Regeneration Committee

6. **DECISION:**

- 1 The further extension of the Bracknell Town Centre Development Agreement 8th Variation Relevant Date to 1 November 2022 to enable the Highways Agreement condition to be satisfied, and the restriction on title protecting the profit share to be extended to 7 March 2026;
- 2 The principle of relocating the library to Princess Square LSU 4, Bracknell to create a new library and cultural facility to complement the Deck scheme and facilitate future regeneration of the current library site be supported;
- 3 The proposed heads of terms for a lease of this unit as set out in Appendix A of the Executive Director: Place, Planning & Regeneration's report be supported, with the completion of the lease arrangement delegated to the Assistant Director: Property in consultation with the Executive Member for Transformation and Finance, subject to the Deck scheme being unconditionally committed to by BRLP;
- 4 Commencement of the detailed design (from RIBA stage D) for a new library and cultural facility and submission of a planning application to be funded from the Property Feasibility budget (YM378) be supported once the heads of terms have been signed.

7. **REASON FOR DECISION**

To progress the Council's strategic theme of a strong and resilient economy.

8. **ALTERNATIVE OPTIONS CONSIDERED**

Not to endorse and support the recommendations.

9. **DOCUMENT CONSIDERED:** Report of the Executive Director: Place, Planning & Regeneration

10. **DECLARED CONFLICTS OF INTEREST:** None.

<b>Date Decision Made</b>	<b>Final Day of Call-in Period</b>
29 September 2022	6 October 2022



**Bracknell Forest Council  
Record of Decision**

<b>Work Programme Reference</b>	<b>I105455</b>
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1. **TITLE:** Joint Venture Programme

2. **SERVICE AREA:** Resources

3. **PURPOSE OF DECISION**

Matters pertaining to the operation of Bracknell Forest Cambium Partnership

4 **IS KEY DECISION** No

5. **DECISION MADE BY:** Bracknell Town Centre Regeneration Committee

6. **DECISION:**

The latest update on the Joint Venture Programme be noted.

7. **REASON FOR DECISION**

To ensure the Committee is kept up-to-date with progress.

8. **ALTERNATIVE OPTIONS CONSIDERED**

None.

9. **DOCUMENT CONSIDERED:** Report of the Executive Director: Resources

10. **DECLARED CONFLICTS OF INTEREST:** None.

<b>Date Decision Made</b>	<b>Final Day of Call-in Period</b>
29 September 2022	6 October 2022

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of the Local Government Act 1972.

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By virtue of  
Regulation 4 of the Local Authorities (Executive  
Arrangements) (Access to Information) (England)  
Regulations 2012.

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