

Subject:	Bacup Market Square – Update	Status:	For Publication
Report to:	Cabinet	Date:	4 th March 2020
Report of:	Director of Economic Development	Portfolio Holder:	Regeneration and Economic Development
Key Decision:	<input checked="" type="checkbox"/> Forward Plan <input checked="" type="checkbox"/>	General Exception <input type="checkbox"/>	Special Urgency <input type="checkbox"/>
Equality Impact Assessment:	Required:	No	Attached: No
Biodiversity Impact Assessment	Required:	No	Attached: No
Contact Officer:	Guy Darragh	Telephone:	01706 252568
Email:	guydarragh@rossendalebc.gov.uk		

1.	RECOMMENDATIONS
1.1	Cabinet to consider the report and RIBA stage 2 progress on the Bacup Market Square development.
1.2	Cabinet to provide feedback and approve the RIBA stage 2 design and authorise the RIBA 3 design to be produced.

2. PURPOSE OF REPORT

To update members on the Future High Streets Fund bid for the Bacup Market Square development. The report enables members to provide approval for the project proposal. The proposal will be further refined in preparation for its submission to Government in the Summer.

3. BACKGROUND

3.1 Full Council approved reports on 24 September 2019 and 23 December 2019 which covered the wider Bacup THI Evaluation, Bacup 2040 Vision, Masterplan, consultation results, High Streets Heritage Action Zone and Future High Streets Fund (see background documents). This Cabinet report focuses upon the proposed Bacup Market Square development and be read in the context of the wider town centre objectives.

3.2 Bacup Market Square is an ambitious transformational project led by the council to bring about a renewed and exciting town centre experience aimed to drive increased footfall by significantly improving the town centre offer. The final proposal needs to be submitted to Government by 30 June 2020. The detailed proposal will be signed off by Full Council before submission.

4. BACUP MARKET SQUARE DEVELOPMENT

4.1 The Market Square development proposal is made up of the following key elements:

- Opening up key frontage and landscaping from Market Street to the Market Square area
- Creation of a large multi- use town square that can be utilised for live events and outdoor markets
- Creation of a stepped area, providing a venue for outdoor theatre, culture and music
- Hidden storage room within the natural topography for the storage of outdoor equipment and cycle hire equipment
- Building One – Bacup Market Square:
 - Ground and 1st floor – flexible space comprising quality indoor day market of 10 stalls and a Food and Drink Hall (with multi offer stalls and communal

- seating area) able to operate 7 days a week and late into the evening
- 2, 3 and 4th floors - 14-20 quality residential units (mix of 1 and 2 beds)
- Building Two – Bacup Market Square:
 - Ground Floor - cycle hub facility (providing bike hire, café and shop), linked to a hotel/breakfast and restaurant unit and quality food and drink retail units with outdoor seating
 - 1st and 2nd Floor - hotel accommodation with around a 20 bed capacity
- Quality pedestrian corridors from the car parks into the Market Square development, supporting footfall flows
- New pedestrianised area on the Union Street area annex by the existing market entrance

4.2 A site map showing the design of Market Square is attached as Appendix 1. A computer generated animation has also been produced to provide a clearer impression of the look of the site. The site map and animation will be further shaped following feedback from members as the proposal for the development takes shape.

4.3 The council has completed the freehold purchase of 12 Market Street. Negotiations continue for the purchase of the entire building. This ensures that this strategic site is within the councils' control should the Future High Streets bid be successful. This site will be significant in any future redevelopment of the Market Square area.

4.4 The design has been shaped by extensive public consultation and input from the Bacup 2040 Board (which includes cross party representation). Consultation showed that there is a clear need to repurpose the offer for both residents and visitors in Bacup town centre. The key findings from the consultation include:

- 75% state that the current shop provision does not meet their needs
- 70% would like to see alfresco dining – indicating demand for a café culture
- 75% do not currently visit in the evening – showing that the evening economy could be significantly improved
- 87% want more night time entertainment/leisure/food and drink offer – this shows demand for expansion of the evening economy and a new Market Square facility
- 85% want to see new community space i.e. a space which can be used flexibly for a variety of functions/activities
- Only 14% shop on the existing market – showing that the current market offer does not meet the needs of existing shoppers
- 85% would visit themed markets – showing the demand for a reformed market offer
- 81% would visit an indoor market – showing demand for an indoor modern facility
- 71% do not think that the current town centre is attractive to visit – demonstrating the need for transformational regeneration of the town centre

The Bacup 2040 Vision and Masterplan as well as the Future High Streets Fund directly link into this development.

4.5 Assessments are being undertaken into the commercial aspects of the project. This includes demand assessments and market price data to support viability. The space created can ultimately be used for multiple end users and may therefore vary from the proposal as currently outlined. Detailed business cases will be developed for each element as part of the due diligence process if funding is secured from the Future High Streets Fund. However, informal dialogue has been undertaken with market providers which have been used to shape the proposal to ensure an attractive offer is developed for a potential end user.

- 4.6 In terms of capital costs, the proposal is currently estimated at £7-9m. More detailed design work and costings will be undertaken in the coming weeks to accurately cost the final proposal. The Future High Streets Fund expect proposals to be funded 50:50 between the council and the Fund and based on a full business case.
- 4.7 Consultation has taken place between the appointed Market Square architect and the appointed heritage architect to ensure that the designs are appropriate for the conservation area.
- 4.8 The project also links to the public realm, parking and sustainable transport reports that are being produced. The extra demand generated from the residential units, hotel and new Market Square activities will be assessed as part of this proposal to ensure suitable provision.
- 4.9 The Bacup 2040 Board oversees the development of the proposal. The Board includes elected Members from the three Bacup wards as well as the other stakeholders. The Board have been involved in shaping the proposal and offered their view of the proposal. In addition, council officers hold a project board that meets monthly to review progress made on the project. The council's Programme Board now monitors the project.

5. FINANCE

The costs to the Market Square design element of the project are as follows, current expected expenditure up to 30th June is in bold:

Stage 1. Preparation of Brief	13,467
Stage 2. Concept Design	101,001
Stage 3. Developed Design	134,668
Stage 4. Technical Design	175,068
Stage 5. Construction	215,468
Stage 6. Hand over / Close out	26,934
Stage 7. In use	6,733
Total	673,300

£150,000 has been provided to develop the proposal by the Government from the Future High Streets Fund. The council has allocated £250,000 to develop the proposal. The costs for the public realm designs, historic building upgrades and the purchase of property is not included in the above figures.

6. RISK

6.1 Future High Streets Fund:

Bacup's bid at the first expression of interest stage for the Future High Streets Fund was part of the successful 101 bids approved in England. The business case stage which closes on 30th June 2020 will be highly competitive and not all the 101 bids will be successful. Future High Streets funding is critical to make the proposal financially feasible. It is highly unlikely that the gap funding can be bridged from other known funding sources and partnerships. However, a strong professionally based bid will be submitted by the council supported by professional input from experienced economic development consultants.

6.2 Business and financial case assessment:

The project will need to demonstrate good value for money to the principal investors in the project; Rossendale Council and Future High Streets Fund. Each element of the project

will need to be robustly scrutinised to ensure deliverability and long term sustainability. Early business case reports have been requested on all elements of the Bacup Market Square project to ensure that the proposal is economically viable and likely to attract end users for facilities.

6.3 Planning permission:

Planning permission will be required for this project which will involve the demolition of the current market area and other associated buildings. A pre app and early discussions have taken place between the lead architects and the council to mitigate the risk of a possible rejected application.

6.4 No demand for the market or food and drink hall by traders:

A high level concept study based on benchmarking from other areas is being conducted to establish likely demand, mitigating early risk. As the proposal progresses, at the appropriate stage, dialogue will be opened to potential end users of specific sites to raise interest in the site. This is not appropriate at RIBA stage 2.

6.5 12 Market Street:

This property is significant in making the Bacup Market Square project effective. The freehold has now been purchased by the council. The council continues with its negotiations in the purchase of the whole of the building. By acquiring the site this has mitigated the risk of not being able to gain control of the site.

7. FINANCE

7.1 Financial considerations are outlined in the report and allocated budgets have previously been approved by members.

Members should note that the investment in developing these plans is 'at risk' and may not result in securing any additional funding.

8. LEGAL

8.1 All legal agreements in relation to this project will continue to be monitored on the milestone basis and authority to continue to the next stages will only be given following approval from Cabinet.

9. POLICY AND EQUALITIES IMPLICATIONS

9.1 The Bacup Market Square development will support the three year action plan of the adopted 2018 Economic Development Strategy and delivery of the Council's Corporate Strategy 2017-21.

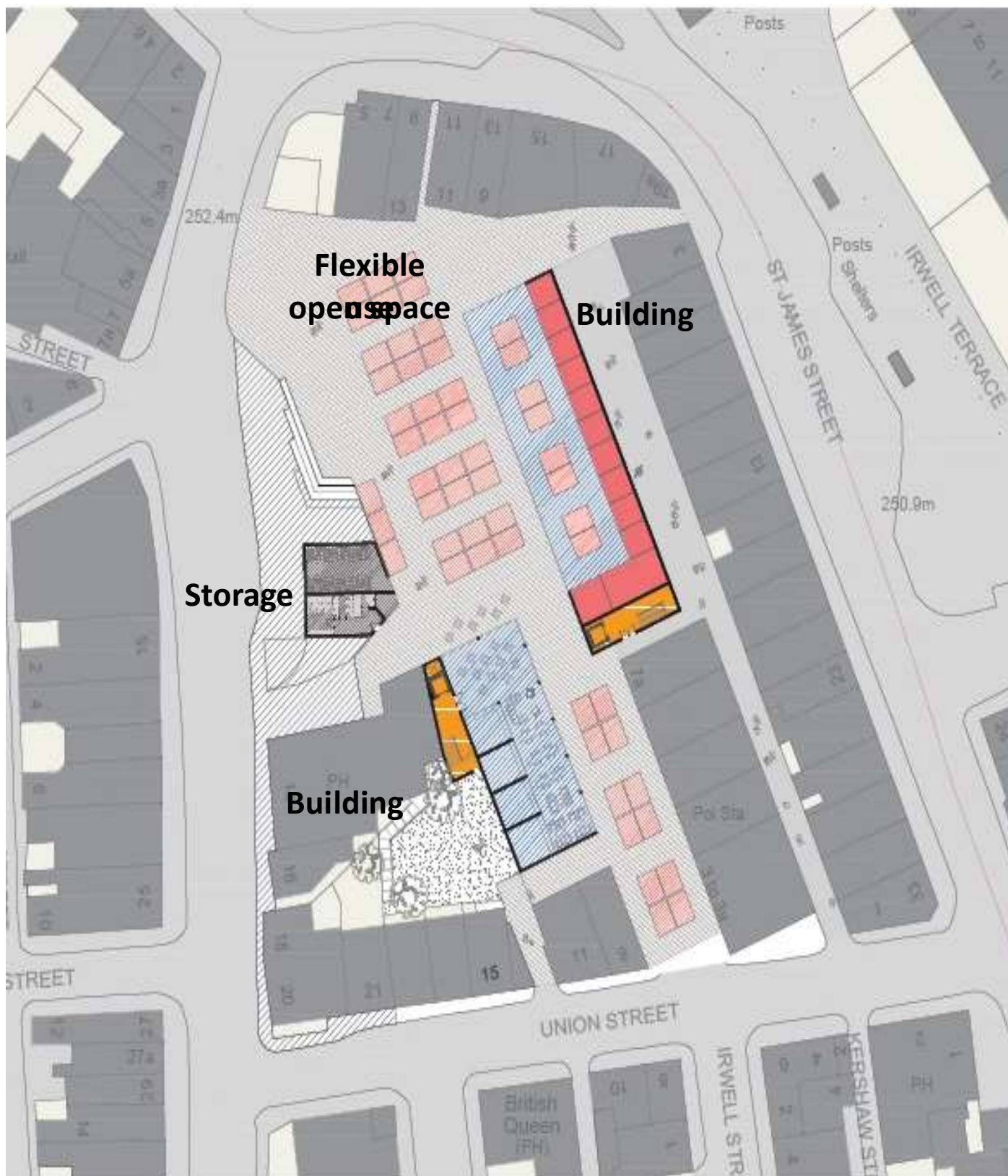
10. CONCLUSIONS

10.1 This is an exciting project which has the power to transform Bacup town centre for the next generation. The Bacup Market Square development aims to deliver a modern vibrant offer to visitors, businesses and residents. The proposal has progressed to RIBA stage 2. Further detailed work will take place on the proposal over the coming weeks. This report enables members to provide feedback and approval of the project proposal at this stage. It will be further refined and come back for consideration by Full Council before submission to Government in June 2020.

Background Papers	
Document	Place of Inspection
Appendix 1	Attached

24th September 2019 Council report (d3)	https://www.rossendale.gov.uk/meetings/meeting/1182/council
23rd December 2019 Council Meeting (c4)	https://www.rossendale.gov.uk/meetings/meeting/1183/council
Bacup THI Evaluation (d1)	https://www.rossendale.gov.uk/meetings/meeting/1160/overview_and_scrutiny_committee

MARKET SQUARE SITE DESIGN



The below impressions are only initial concept drawings any final designs may vary:





