

Subject:	Rosendale LUF Regeneration Programme – Outline Execution Plan – Interim Report	Status:	For Publication
Report to:	Full Council	Date:	2 nd October 2024
Report of:	Programme Manager	Portfolio Holder:	Lead Member for 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
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Recommendation

That Full Council notes the progress to date on the delivery of the projects within the Levelling Up/Capital Regeneration Programme.

1.0 EXECUTIVE SUMMARY

- 1.1 In June 2024 Rosendale Borough Council accepted a report, the Outline Execution Plan linked to the Levelling Up Capital Regeneration Project Funding. This report outlined how the programme would be designed, procured, managed, governed and monitored
- 1.2 The collective projects that make up the programme have been awarded £17.9m from the Capital Levelling Up Fund, £1.5m from Lancashire County Council and £1.8m from Rosendale Borough Council.
- 1.3 The projects include the redevelopment of Bacup Market, Rawtenstall Market reconfiguration, the gyratory, Rawtenstall connected and The Bridge.
- 1.4 This report seeks to update members of the progress of the initial outline execution plan, which was agreed in June 2024 and should be read in conjunction with that report.

2.0 BACKGROUND

- 2.1 This element of Capital Levelling Up Funding (CLUF) focuses on three investment themes: local transport projects that make a genuine difference to local areas; town centre and high street regeneration; and support for maintaining and expanding the UK's world- leading portfolio of cultural and heritage assets. In Rosendale this supports:
 - a. **Transport investments** - improvements to the traffic flows around Rawtenstall Gyratory and increases the effectiveness of active travel in the area.
 - b. **Regeneration and town centre investment** - to improve the public realm of Rawtenstall and Bacup and the revitalise the two markets.
 - c. **Cultural investment** – creation of community space in a new Bacup market square and a performance venue in Rawtenstall market.

- 2.2 The Council's Valley Plan identifies a thriving economy as a priority, supported by the Council's Economic Development Strategy. This has five priority areas, including town centres as well as skills and employability. The council has also adopted the Bacup and Haslingden 2040 Visions and Masterplans that set out our 20-year priorities for those town centres together with the Rawtenstall Masterplan. Within the Valley Plan we clearly identify that we wish to support Bacup, Haslingden and Rawtenstall town centres as better places to provide their own unique offers and a destination for local shoppers and visitors".
- 2.3 Delivering this programme will:
- Introduce employment opportunities in Bacup and improve the physical environment and heritage buildings
 - Further improve the leisure and retail offer in Rawtenstall Town Centre
 - Strengthen our offer for visitors to raise the profile of the Borough's attractions
 - Allow us to work with schools and businesses to match future business opportunities with the right skills provision so that local people can benefit from local job opportunities.
- 2.4 The Memorandum of Understanding (MOU) indicates the Rossendale Borough Council and Lancashire County Council have until March 2026 to spend the CLUF funding.

3. ABOUT THE CAPITAL LUF PROJECTS

- 3.1 To support the Capital LUF bid submission, the projects were categorised under the following themes:

Project 1: Rossendale Town Centres

- Bacup Market redevelopment and Union St public realm
- Rawtenstall Market reconfiguration and associated public realm
- Rawtenstall Connected
- 'The Bridge' Skills and Employability Hub

Project 2: Rawtenstall Gyrotory

- Introduction of safe cycle and pedestrian opportunities as part of and surrounding the gyrotory
- Cut congestion and reduce carbon emissions, improving air quality and overall experience of transport users
- Unlocking the borough's future housing and employment growth as committed in years 1-15 in the adopted Rossendale Local Plan

4. TIMELINE UPDATE

4.1 Bacup Market Square Area and Union St- Temple Court

The scheme has evolved since the original capital regeneration submission, where the concept design included two buildings, one comprising of a food hall and the other, a bike hub and café.

The appointed design team, which also included specialist market consultants reviewed this option and presented several options to both cabinet and the Bacup 2040 board via an online workshop. The options were appraised and the consensus from these sessions indicated that a single building is a better fit to achieve the overall aim which is to provide transitional

day to evening, inclusive family friendly offer that resonates with local people, capturing growing professional catchment population.

The project budget is £8.34m.

Existing market traders have traded rent free from January 2024 until Market closure. They have been informed of progress at monthly trader meetings.

Progress

- June 2023 – Demolition planning application and relevant suppliers engaged
- July 2023 – Appointment of Architect through SBS framework, Frank Whittle Partnerships
- July 2023- Market curators appointed to develop a vision and plan for Bacup Market
- August 2023- Survey to general public and close of consultation report
- October 2023 – Conclusion of wider design team appointments (MEP, cost, civil structural, planning agent, heritage, ecologist etc)
- November 2023 – Tender exercise for contractor to demolish Barclays Bank
- December 2023 – Barclays demolition contractor appointed and traders informed
- February 2024- Main consultation commenced and drop in sessions
- March 2024– Demolition of Barclays Bank completed
- May 2024 – Cabinet approval of RIBA Stage 3 design
- May 2024- Planning application and statutory consultation
- August 2024 – Commencement of S278 discussions with LCC
- September 2024 – Design to be concluded following planning feedback

Upcoming

- October 2024 – Planning decision
- October 2024- Single tender advertised via procurement hub framework
- October 2024 – Launch day with interested operators
- December 2024- Main contractor award
- Jan/ February 2025 – Start on site
- February 2025 – Operator Tender developed
- April 2025 – Operator appointment
- March 26 – Completion & Handover

Issues

- Having to appoint a new Architect requiring a full redesign
- Procurement of the design team
- Statutory comments in the planning process – flood risk and coal require further detail

4.2 Rawtenstall Market

Rawtenstall Market has an overall budget of £4.2m to reconfigure the site.

The main aim of this project is to reinvigorate the existing, market creating a 5 day a week destination to draw people in, with enhanced public realm to connect people back into the town centre.

The concept designs have evolved since the bid submission to ensure that all opportunities with the market site are maximised, including the integration of the site with Bank Street.

Procurement Hub has been identified as the best Framework to use to procure the main contractor given that they allow local contractors to be co-opted onto the framework supporting our focus on delivering social value.

Market traders have been invited to workshops to provide input on the designs and have actively engaged in the process. In addition, transitional arrangements with traders are in progress. Traders have been presented with 3 options while the construction phase takes place, the preference being a location on the town square. The details of this are now being developed.

A new operating model is required for both the transitional arrangement and the finalised site and will be reported in the coming months.

Progress

- August 2023 Tender advertised for Architect
- November 2023 Day Architecture Appointed, via Intend procurement services.
- January 2024 conclusion of appointments for wider design team
- February 2024 Trader initial workshop and design session
- March 2024 – Stage 2 Concept design approved
- April 2024 – Public consultation and drop in session
- June 2024- Stage 3 approved by cabinet, planning application submission
- August 2024 – Presentation of transitional options to traders
- September 2024 – Finalised detail of transitional arrangement
- September 2024 – Costing exercise and finalised Stage 4 design

Upcoming

- October 2024 – Decision on Planning Application
- October 2024- Tender advertised via procurement hub
- December 2024 – Contractor Award
- February 2024 – Commence decanting of traders onto transitional area
- March 2024 – Commence on site
- March 2025 – Practical completion and handover

Issues

- Full redesign required due to changing procurement
- Statutory planning comments
- Objections to operational proposals

4.3 Rawtenstall Connected

The main aim of this project is to guide footfall and visitors from the southern end of Rawtenstall to the market through a continuous public realm scheme.

This project has a budget of £889k.

In Autumn 2023, works commenced in Rawtenstall on the development of an overall Rawtenstall Masterplan. This was developed in conjunction with Lancashire County Council and the content of the masterplan can be found in the July 2024 full council report [17th July 2024: Council | Rossendale Borough Council](#)

Rawtenstall Connected elements will be delivered as part of the programme for the gyratory.

4.4 The Bridge Skills to Employment

This project is about creating a central hub that stands out from traditional educational settings. The initial proposal for this hub was the former town hall, however this is currently not available and work has commenced to find an alternative, appropriate site.

Meanwhile, pressing demand from the digital sector has indicated that this project is closely aligned to that industry. The UK SPF project will pilot a number of related programmes, and further discussions are in place to establish the principles and the delivery method.

There is an amount of £516,462 allocated to this project. An update to Cabinet is scheduled in 2025.

4.5 Gyrotory

The bid submission included a design that included the potential option of a road from Haslingden Road to Bocholt Way to improve the capacity and shorten journey times on the gyratory. This option was explored in more detail along with others with the highways authority Lancashire County Council.

The revised scheme includes carriageway realignments and widening, public realm improvements, infilling of the subway, public realm improvements and traffic signal upgrades and co-ordination improvements.

This project has a total of circa £7.3m allocated to its delivery.

Progress

- July 2023 - LCC procured for the concept design
- March 2024 – Public consultation on concept design
- March 2024 – Initial agreement for LCC Highways to carry out design development phase, contractor procurement & Project Manage the whole works including the Rawtenstall Connected element.
- April 2024 – Procurement of external Project Manager and Cost Consultants
- July 2024 – amendment to LCC agreement
- September 2024 – S278 agreement to be finalised for North Gyrotory (this segment includes Tup Bridge, Asda Junction, Bacup Road Junction and Subway)

Upcoming

- October 2024 – S278 agreement for Southern Gyrotory finalised
- October 2024 – North Gyrotory works commence on site via LCC in-house contractor
- November 2024 – Procurement for contractor for South Gyrotory
- March 2025- Conclude North Gyrotory Works
- March 2025- Tender award for South Gyrotory and Rawtenstall Connected

Issues

- Full redesign required from bid submission
- Related project grant agreements and S278
- Land acquisitions
- Co-ordination with other town centre projects

5. GOVERNANCE and PROCUREMENT

Quarterly updates are provided to the Council's officer led Programme Board which monitors and evaluates the project progress.

Cabinet have approved the RIBA stages concluded thus far.

Bi-weekly officer groups take place to discuss updates, intricacies and interdependencies with the projects.

A Programme Manager oversees the day-to-day delivery of the projects.

Quarterly updates are provided to the Ministry of Housing, Communities and Local Government.

A Rawtenstall Co-ordination board has been established with Lancashire County Council to discuss interdependencies between projects.

All procurement has been agreed via delegated authority established in the June 2023 Council report. Procurement has been led by the Programme Manager with key support from the Head of Legal Services and Section 151 Officer. All contracts are updated on the Council's contract register.

6. COMMUNICATION, ENGAGEMENT AND CONSULTATION PLAN

The programme is developed based on significant evidence gathering and feedback from the local community.

A variety of measures have been used to communicate key updates and good news stories to the public and stakeholders. These include:

Website updates	1-1 meetings with key stakeholders, fire / terrorism/ chamber/ Historic England/ Play Market Management / Transdev	Statutory Consultation – planning and TRO	Meetings and workshops with traders
Drop-in sessions for markets, gyratory, masterplan and Bank St designs	Press releases and stories	Features in Publications	Community Partnership meetings
Online surveys and questionnaires	Long Term Plan for Towns Board	Bacup 2040 Board workshop and meeting	Town Centre Regeneration Officers face to face discussions
Hoarding Covers	Cabinet and Council Briefing Sessions	Social media	Heritage Officers Group

Careful consideration is given to the gyratory and the interdependencies with Lancashire County Council's schemes for the Bus Service Priority Lane at Bacup Road and their application to Active Travel England to improve Bank Street and Kay Street.

The engagement and consultation has resulted in amendments to projects and will continue through the duration of the programme.

7 Risks

The main risks to the programme are:

7.1 Rawtenstall Gyrotory

Time scales – the programme requires a start on the junctions in October 2024 in order to allow a start on the main gyrotory in April 2025. The programme is being managed by Lancashire County Council to allow this to be achieved and is currently on track

Cost escalation - the cost envelope is being managed by Lancashire County Council and is subject to scrutiny by independent cost consultants to establish a scheme that can be delivered within the agreed budget. The costs are on track although it is expected that there will be cost pressures due to the uncertain nature of road building. To address this concern, risk and contingency budgets have been included by LCC

7.2 Rawtenstall Market

Planning - in order to progress with the procurement of the works we need to secure planning permission which will hopefully be achieved in October 2024

Time scales - required to start on site in spring 2025. In part this is reliant on the completion of the Tup Bridge Junction which is part of the gyrotory works to reduce construction congestion.

Cost escalation - pressure on the overall cost of the scheme is being monitored by cost consultants and appropriate value engineering is taking place to ensure that we have a scheme that is affordable

Long term market operations - need to secure a long term operator for the market. To achieve this we are holding an event with potential operators to present the offer and understand their particular requirements

7.3 Bacup Market

Planning - in order to progress with the procurement of the works we need to secure planning permission which will hopefully be achieved in November 2024. This will allow procurement to be secured by Christmas ready for a works start in the New Year. To mitigate any time delays we are exploring the option to procure a separate demolition package to clear the site ready for the construction works to commence.

Cost escalation - pressure on the overall cost of the scheme is being monitored by cost consultants. Once the requirements of the statutory consultees, as part of the planning process, are concluded a detailed cost schedule will be produced.

Long term market operations - need to secure a long term operator for the market. To achieve this we are holding an event with potential operators to present the offer and understand their particular requirements

8 FINANCE

Monitoring for LUF was conducted quarterly while spend was little to none. Moving forward, this process will be carried out monthly and transferred to the LUF working group for oversight and tracking of any overspend.

Bacup Market, a decision was made to provide a rent-free period to market traders starting from 1st January 2024. All traders with no outstanding balances were transitioned to these terms. Traders in arrears were asked to settle their debts before the 1st January 2024. Currently, all traders are operating rent-free until the market’s eventual closure.

Rawtenstall Market: The implications of the transitional market are currently unknown, as the plans are still being developed.

A grant funding agreement with Lancashire County Council (LCC) has secured £1.5 million from the Local Economic Recovery Grant (LERG) scheme.

9 LEGAL

Any necessary procurements will be carried out in accordance with the Council’s Constitution.

9 POLICY AND EQUALITIES IMPLICATIONS

Policy implications are included within the body of the report.

Consideration to equalities, appropriate consultation and community engagement will be undertaken throughout the programmes of works of the project and will be given consideration in a relevant and proportionate manner

10 REASON FOR DECISION

Successful completion of the programme will support Rossendale to have a Thriving Local Economy and in turn support our Economic Development Aspirations.

Appendices

June 2023 Full Council Report	28th June 2023: Council Rossendale Borough Council
July 2024 Full Council Report	17th July 2024: Council Rossendale Borough Council
Programme Risk Register	In office
Bacup Market Temple Court Design	Bacup Market redevelopment Bacup Projects Rossendale Borough Council
Rawtenstall Market Design	Rawtenstall Market Redevelopment Rawtenstall Projects Rossendale Borough Council
Rawtenstall Gyratory Design	Rawtenstall Gyratory Rawtenstall Projects Rossendale Borough Council