

<b>Subject:</b>	Rosendale LUF Regeneration Programme – Rawtenstall Market Stage 3 Design Approval	<b>Status:</b>	For Publication
<b>Report to:</b>	Cabinet	<b>Date:</b>	19 <sup>th</sup> June 2024
<b>Report of:</b>	Director of Economic Development	<b>Lead Member:</b>	Economic Development
<b>Key Decision:</b>	<input checked="" type="checkbox"/> Forward Plan <input checked="" type="checkbox"/>	General Exception	<input type="checkbox"/> Special Urgency <input type="checkbox"/>
<b>Equality Impact Assessment:</b>	Required: No	Attached:	No
<b>Biodiversity Impact Assessment:</b>	Required: No	Attached:	No
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<b>RECOMMENDATIONS</b>			
1.	To approve the RIBA Stage 3 design of the Rawtenstall Market in order to proceed with the planning application.		
2.	To Delegate Authority to the Director of Economic Development in consultation with the Corporate Management Team and relevant Lead Members to procure and appoint the most economically advantageous relevant construction contracts to deliver Rawtenstall Market.		

**1. EXECUTIVE SUMMARY**

- 1.1 Levelling Up is a key Government policy to promote economic growth and tackle the gap between income levels in the regions compared to more prosperous areas. As funding has now been approved, the delivery of the Capital Levelling Up Fund (CLUF) Programme is key to meeting those needs, and supports delivery of the Council priority – ***A Thriving Local Economy.***
- 1.2 From the full £21.25m programme budget, £4.2m has been earmarked for the Rawtenstall Market.
- 1.3 This report seeks Cabinet’s authorisation to accept the design proposal for the market and the approval to submit a planning application.

**2. BACKGROUND**

- 2.1 Following approval by Cabinet of the stage 2 designs, consultation took place with various parties including members of the Council, the Rawtenstall 2040 Board, Market Traders, pre-application discussions with statutory bodies and the general public to review the new designs for the Rawtenstall Market.
- 2.2 The redevelopment of the market aims to:
  - Support the wider Rawtenstall offer by increasing footfall to the town
  - Reduce the cost to Rosendale Borough Council from £48,331 to breakeven
  - Create an environmentally sustainable facility
  - Improve access for community groups and the creative sector to use the building

- Create a year round facility by moving the food offer indoors

2.3 The RIBA Stage 3 Design report is attached and the full design pack will be submitted prior to Cabinet Meeting.

2.4 Delivering this project will:

- Introduce employment opportunities in Rawtenstall 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
- To create a facility that is at least cost neutral to Rossendale Borough Council.

### 3. EVOLUTION OF THE DESIGNS AND THE TIMELINE

3.1 As a result of the consultation with the community there have been a number of changes design that have been incorporated into the Stage 3 design. The primary changes are:

- Increased the number of internal units
- Larger bar area and related storage space
- Traders toilets included
- Public toilets reconfigured
- Electric sub-station added to increase power supply
- Improved access for deliveries for traders

3.2 The timeline has slipped by only one month with the key target date for achieving planning permission now October 2024. Revised Timeline

- February 2024- Pre-Planning application submitted
- June 2024 - RIBA Stage 3 Design
- June – September 2024 two stage procurement of main contractor
- September 2024- RIBA Stage 4 completion
- October 2024 – Planning Permission determined
- October 2024 - Main Contractor contract award
- January 2025 – Works start on site
- May 2026- Handover of buildings

3.3 In order to meet these time scales it is essential that officers start the process to procure the Main Contractor and compile tender documents as soon as possible. The awarding of the contracts will be after planning permission has been granted

### 4. RISKS

4.1 This programme will have a dedicated risk register and the Programme Board will be responsible for monitoring and reviewing the risks associated with each individual project. Some of the headline items are listed below:

Programme does not achieve overall aspiration affecting the Council's reputation.

*Mitigation:* Developing and executing a dedicated communications, engagement and consultation strategy will protect the Council's reputation. The effective use of the Programme Board will guide the programme and ensure that the objectives are met and achieved.

Programme Delays leading to rising costs and unable to deliver in the timescales.

*Mitigation:* Agree clear delivery path with each project itemised and a construction programme prior to awarding contracts. Delays identified as soon as possible to allow for the reprogramming.

Speed of Decision Making and failure to obtain relevant delegated authority leading to time delays and rising costs.

*Mitigation:* To present all decision-making changes to the Cabinet as early as possible. Ensure that the project is a recurring agenda item and any key decisions are easily communicated.

Unable to attract tenderers resulting in works being undelivered.

*Mitigation:* Present as many opportunities as possible as an open tender to attract a wide variety of suppliers. To make tenders clear and concise. To use our contacts to market the opportunities widely.

Budget constraints leading to reduced scope and unmanaged expectations.

*Mitigation:* Early concept designs and the appointment of a cost consultant will ensure that schemes are achievable within the budget through cost estimates. Spend will be monitored through the Programme Board and a dedicated accountant will be assigned to the project who will implement a cost control tool to control actual costs with original budgets.

Cost increases and un-foreseen ground conditions issues on site.

*Mitigation:* The appointment of an external Project Manager and cost consultant to scrutinise the works. Contingency built into the schemes and weekly site meetings to be scheduled.

Traffic Management and other roadworks happening near the schemes.

*Mitigation:* LCC attendance at Officer Group and attendance at the Rossendale Regeneration Board allowing early liaison with external parties and planning.

Phasing constraints and transitional arrangements with market traders.

*Mitigation:* Regular stakeholder meetings and discussions, with traders and a design implementation plan for Rawtenstall Market to aid with phasing the work. A transitional plan will be approved by the Director of Economic Development and the Lead Member.

Post-contract quality issues.

*Mitigation:* Appropriate vetting of contractors, either via a framework or through evaluation and a series of PQQs initially, regular inspections of the workmanship through the clerk of works and an adequate defects period brought into the contract which will include retention.

## 5. FINANCE

5.1 The high level breakdown of the budget for the market and public space is shown below;

<b>Rawtenstall Market</b>	<b>Cost Estimates</b>
Demolition costs sub total	£432,150
Construction Sub Total	£2,304,475
Main contractor's overheads etc.	£410,494
Design Team and Other development/project costs	£424,861
Contingencies, risk and inflation	£629,302
Total Cost Estimate	£4,201,281

- 5.2 The Council's contribution was included in the Capital Programme as part of the 2023/24 budget process.
- 5.3 It must be noted that on submitting the bid, and again in the MOU the Council has been required to accept responsibility for meeting any cost overruns and underwriting funding contributions, other than the Levelling Up Fund contribution.
- 5.4 The subsidy from Rossendale Borough Council to allow the market to operate was £53,305 in 2022/23 and £48,331 in 2023/24.

**6 LEGAL**

- 6.1 The legal implications are on the whole covered within the body of the report. All necessary procurements will be carried out in accordance with the Council's Constitution and Public Procurement Regulations with all necessary legal agreements being completed as necessary.
- 6.2 Further reports to members will be presented as necessary where delegations are not already in place either via this report or the Council's Constitution.

**7. POLICY AND EQUALITIES IMPLICATIONS**

- 7.1 This report supports the Local Plan policy.
- 7.2 There are no Human Resources implications arising from the report. Equality and diversity issues are a mandatory consideration in the decision making of the Council. This requires elected Members to satisfy themselves that equality considerations are integrated into day to day business and that all proposals emerging from the finance and business planning process have properly taken into consideration what impact, if any, there is on any protected group and what mitigating factors can be put in train.
- 7.3 Consultation has been undertaken with Corporate Management Team and Lead Member. Any equality implications related to the project will be given consideration in a relevant and proportionate manner.

**8. REASON FOR DECISION**

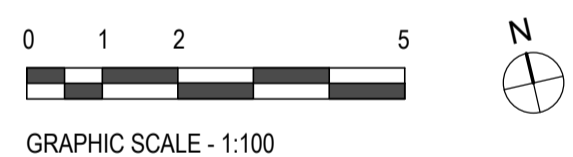
- 8.1 The Delivery of the Capital Levelling Up Fund will support Rossendale to have a Thriving Local Economy and in turn support our Economic Development Aspirations. Approval to move forward with the proposed plans for Rawtenstall Market Place will enable delivery of the programmes within the approved timescales,

Background Papers	
Document	RIBA Stage 3 Design Report

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**PLEASE NOTE:**  
 Proposal developed based on original survey drawings produced and issued by UK Building Surveys Ltd. Drawing should not be used for Construction.



CLIENT  
 Rossendale Borough Council

PROJECT  
 Rawtenstall Market

REV.	DESCRIPTION	DATE	REV BY	CHKD.
A	Draft Issue	07/06/24	OR	RL

PROJECT	DRAWN BY	CHECKED BY	FIRST ISSUED
1570-23	OR	RL	07/05/24
ROLE	NUMBER	REVISION	
A	04-0002	A	

DRAWING STATUS  
**INFORMATION**

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Proposed Floor Plan  
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