

Subject: Town Centre Reserve – Funding Request

Report to: EMT 24th August 2017

Economic Development Committee 11th September 2017

Report by: Kate Watts, Transformation Programme Manager

RECOMMENDATIONS

This reports recommends that this Committee allocates £25,000 from the Town Centre Initiative Reserve to support the procurement process for an architect and design team to progress proposals for the Marketplace redevelopment, as identified in the Town Centre masterplan, and to commission the following studies in relation to this site;

- Topographical Survey
- Underground Services/ Public Utilities
- Protected Species
- Contamination

Secondly this report recommends that this Committee allocate a maximum of £44,081 to complete a development brief in relation to the King Street/Regent Street leisure based anchor as also identified within the Town Centre masterplan.

However an application for 50% match funding has been submitted as part of the Norfolk Business rates pool and if successful this funding request would reduce to £22,040.

1. BACKGROUND

- 1.1 In February 2015 full Council approved a £1,000,000 investment in the Town Centre. This was in response to the Town Centre experiencing a steady decline in occupied shops and decreasing footfall figures, with residents,

businesses and stakeholders all voicing concerns about this.

- 1.2. Spend from this reserve has been both in relation to short and long term initiatives cumulating in the finalisation of a Masterplan in relation to the Town Centre earlier this year. The remaining balance of this reserve currently stands at £425,434

2. MARKETPLACE REDEVELOPMENT

- 2.1 Within the Masterplan six key projects are identified. One of these projects is the improvement of the market and marketplace, with a vision for greatly improved Markets supported by new stalls and service facilities.
- 2.2 The Council is keen to show its commitment to delivering against this Masterplan. To deliver this specific project work now needs to be undertaken to procure an architect and design team to develop detailed proposals in relation to this site.
- 2.3 As part of this proposed commission it will be clear that stakeholder engagement and consultation will be a key component of this work.
- 2.4 It is also recommended that alongside this procurement a number of site surveys are completed. These are;
 - Topographical Survey
 - Underground Services/ Public Utilities
 - Protected Species
 - Contamination
- 2.5 To complete this procurement and survey's members are asked to allocate £25,000 from the Town Centre Initiative Reserve.

3. KING STREET/REGENT STREET LESIURE BASED ANCHOR REDEVELOPMENT

- 3.1 A second project detailed within the Masterplan talks about strengthening the heart of the Town Centre through accommodating a range of new occupiers including a leisure based anchor, cafes, bars, restaurants and accommodation.
- 3.2 In order to progress this project work now needs to be undertaken to detail the mix of these occupiers, and the facilities required, alongside the investment opportunities this project clearly creates.
- 3.3. To achieve this it is proposed that a development brief is undertaken. This work totals £44,081. However an application for 50% match funding has been submitted as part of the Norfolk Business rates pool and if successful this funding request would reduce to £22,040.
- 3.4 Members are therefore asked to allocate £44,081 from the Town Centre Initiative Reserve, but noting the actual amount spent could reduce to £22,040 if the current funding application is successful.

4. CONCLUSIONS AND RECOMMENDATIONS

- 4.1 This reports recommends that this Committee allocates £25,000 from the Town Centre Initiative Reserve to support the procurement process for an architect and design team to progress proposals for the Marketplace redevelopment, as identified in the Town Centre masterplan, and to commission the following studies in relation to this site;

- Topographical Survey
- Underground Services/ Public Utilities
- Protected Species
- Contamination

- 4.2 Secondly this report recommends that this Committee allocate a maximum of £44,081 to complete a development brief in relation to the King Street/Regent Street leisure based anchor as also identified within the Town Centre masterplan.
- 4.3 However an application for 50% match funding has been submitted as part of the Norfolk Business rates pool and if successful this funding request would reduce to £22,040.
- 4.4 If funding is agreed for both projects the remaining balance for the Town Centre Initiative Reserve would total £356,353 (or £378,393 if the funding application is successful)

5. PROJECT PLANS

- 5.1 A project plan in relation to the Marketplace Redevelopment and Development Brief are attached as appendices to this paper, detailing indicative timescales for the completion of both these projects.

Area for consideration	Comment
Monitoring Officer Consultation:	N/A
Section 151 Officer Consultation:	Yes
Existing Council Policies:	"The Plan" "The Town Centre Masterplan"
Financial Implications:	Yes – in relation to the Town Centre Initiative Reserve
Legal Implications (including human rights):	N/A
Risk Implications:	N/A
Equality Issues/EQIA assessment:	N/A
Crime & Disorder:	N/A
Every Child Matters:	N/A

GREAT YARMOUTH

REGENT ST - KING ST DEVELOPMENT BRIEF

Revised Fee Schedule - 8.8.17

[illegible]

