

Bolsover District Council

Meeting of the Executive on 31st July 2023

Report of the Portfolio Holder for Growth

REGENERATION OF SHIREBROOK TOWN CENTRE

Classification	This report is Public
Report By	Chris McKinney Interim Head of Planning Policy
Contact Details	As above

PURPOSE / SUMMARY OF REPORT

To seek agreement to the transfer of £20,000 from the Transformation Reserves budget to the Planning Policy Town Centre Regeneration budget to aid with the delivery of Phase 1 of the Shirebrook Market Place: *REimagined* project and consideration of the transfer of up to £20,000 to assist securing additional external funding for Phase 2 of the project.

REPORT DETAILS

1. Background

- 1.1 Members will be aware that there have been various regeneration schemes drawn up for Shirebrook and the District's other town centres in recent years but that very few schemes have been successful in securing external funding, with the exception of the shop front repairs scheme and the shutter art scheme in Shirebrook. From evaluation of these bids, one key obstacle to delivery of regeneration schemes has been the absence of worked up and 'shovel ready' proposals given these are often a pre-requisite for most funders.
- 1.2 In light of this, Members will recall in September 2020 that Executive approved the allocation of £20,000 from the transformation reserves to commission the necessary technical reports and planning work to help bring about the regeneration of Shirebrook town centre and delegated authority to the Assistant Director of Development and Planning to utilise any underspend on bringing forward Council-sponsored projects within the town centre.
- 1.3 Following this approval, the Planning Policy and Housing Strategy team commenced work on the preparation of detailed proposals for Shirebrook town centre as a Local Plan town centre improvement project and this has led to the creation of the Shirebrook Market Place: *REimagined* proposals.

- 1.4 For information, the aim of the Shirebrook Market Place: *REImaged* proposals is to significantly improve the physical and environmental quality of the Market Place and to make this important civic space better used, more frequently visited and the retail beating heart of Shirebrook. It includes the following range of physical works, complementary activities to draw people to the Market Place and town centre management proposals:

Physical works

- Resurfacing the Market Place
- Installation of Mining Memorial and creation of public memorial gardens
- New Town Council building, incorporating public toilets, market stall lockup and commercial retail / public space, and creation of outdoor seating area orientated towards Mining Memorial
- Tree planting in selected locations to improve character
- Boundary treatment improvements to provide greater control of vehicle access
- Highway works to calm and make pedestrian usage safer
- Potential redevelopment of surrounding vacant sites

Complementary activities to draw people to the Market Place

- Enhance the market offer, supporting the existing traders and introducing new themed markets, i.e. craft, arts, flea market, continental food market, Christmas markets
- Establish wider event usage of the Market Place, such as music events, outdoor theatre / cinema, throughout the year
- Greater policing and enforcement of traffic and anti-social behaviour rules to transform the perception of the town centre

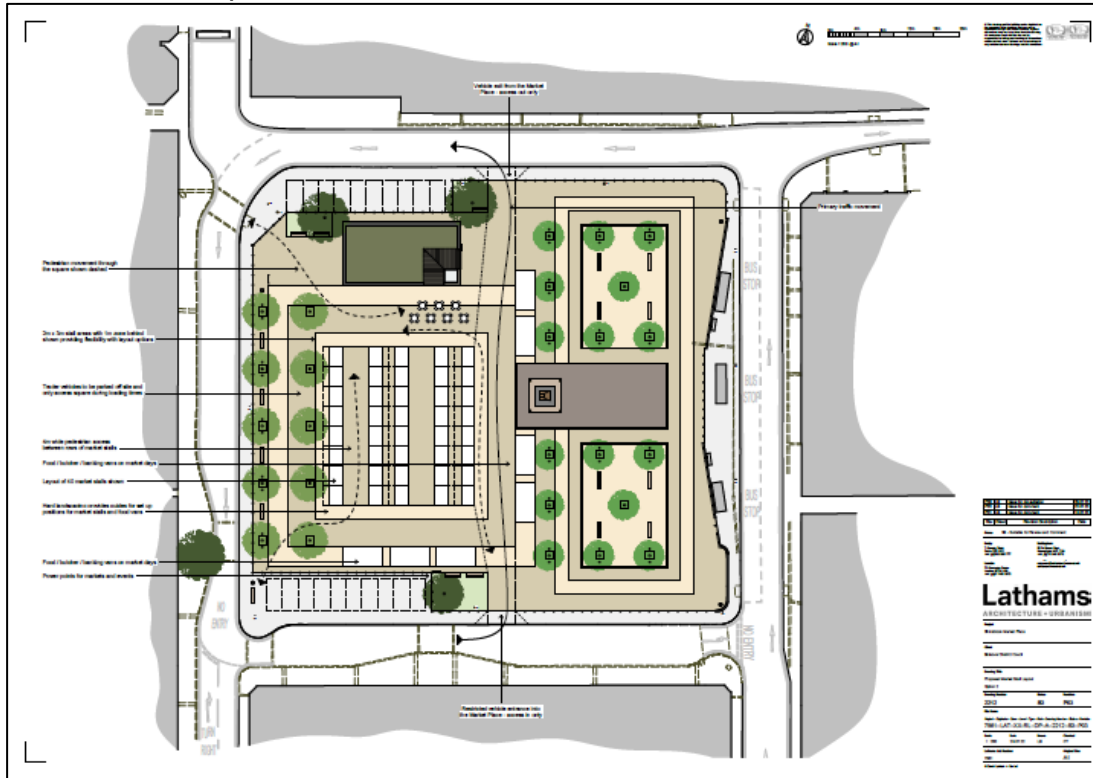
Town centre management

- Greater publicity to promote town centre visits
- Greater business and trader engagement to understand their operations, aspirations and concerns
- Work with property landlords to help advertise and where possible manage business locations to help locate them in their optimum location to maximise their impact, i.e. café's in locations where greater outdoor seating can be achieved
- Programme to help improve the appearance of shop fronts
- Continue to tackle the number of vacant town centre buildings
- Work with potential suitable investors to attract complementary uses / businesses to the town centre

- 1.5 To deliver this vision, the Council has firstly put in place a Local Development Order to facilitate and enable the regeneration of the Market Place and this was approved by Executive at its meeting on 22nd February 2021. In addition, the Council commissioned Lathams Architects in June 2022 to provide technical design services to progress the design concept and inform the establishment of budgets to deliver the project on site.

- 1.6 This commission has utilised the allocated £20,000 and has delivered a suite of technical drawings and documents to fulfil the brief and to inform how the Council takes this project forward and some of the key images are shown below.

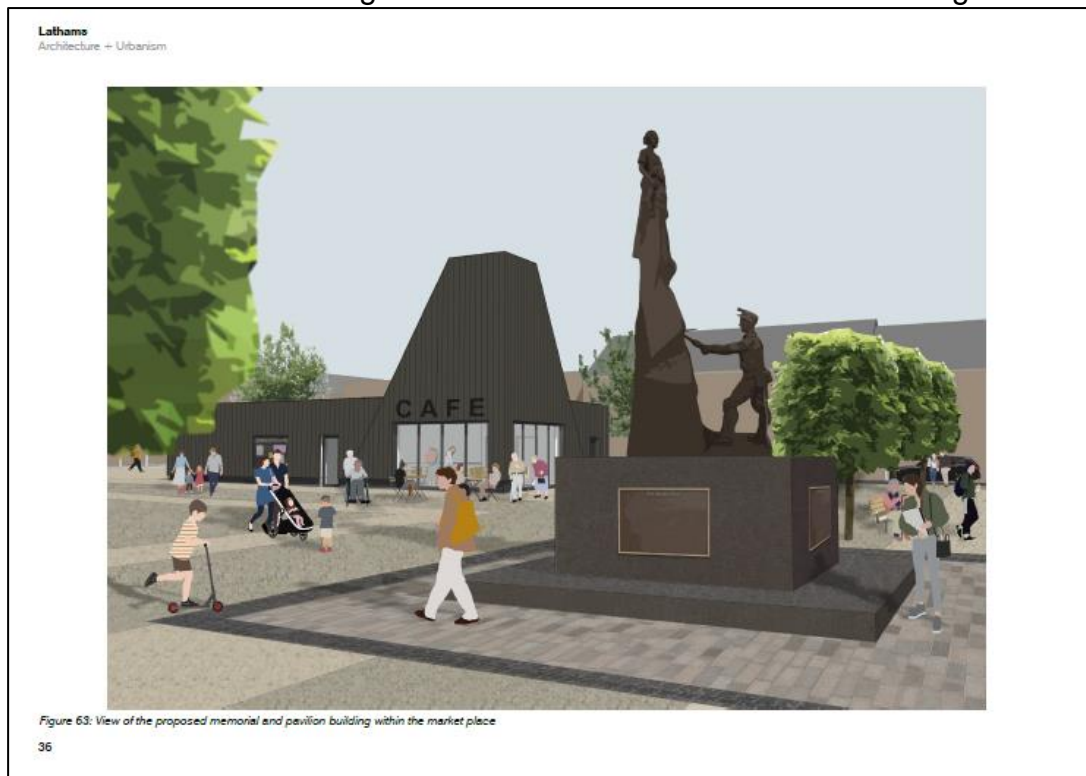
Detailed masterplan



Visualisation of the proposed masterplan

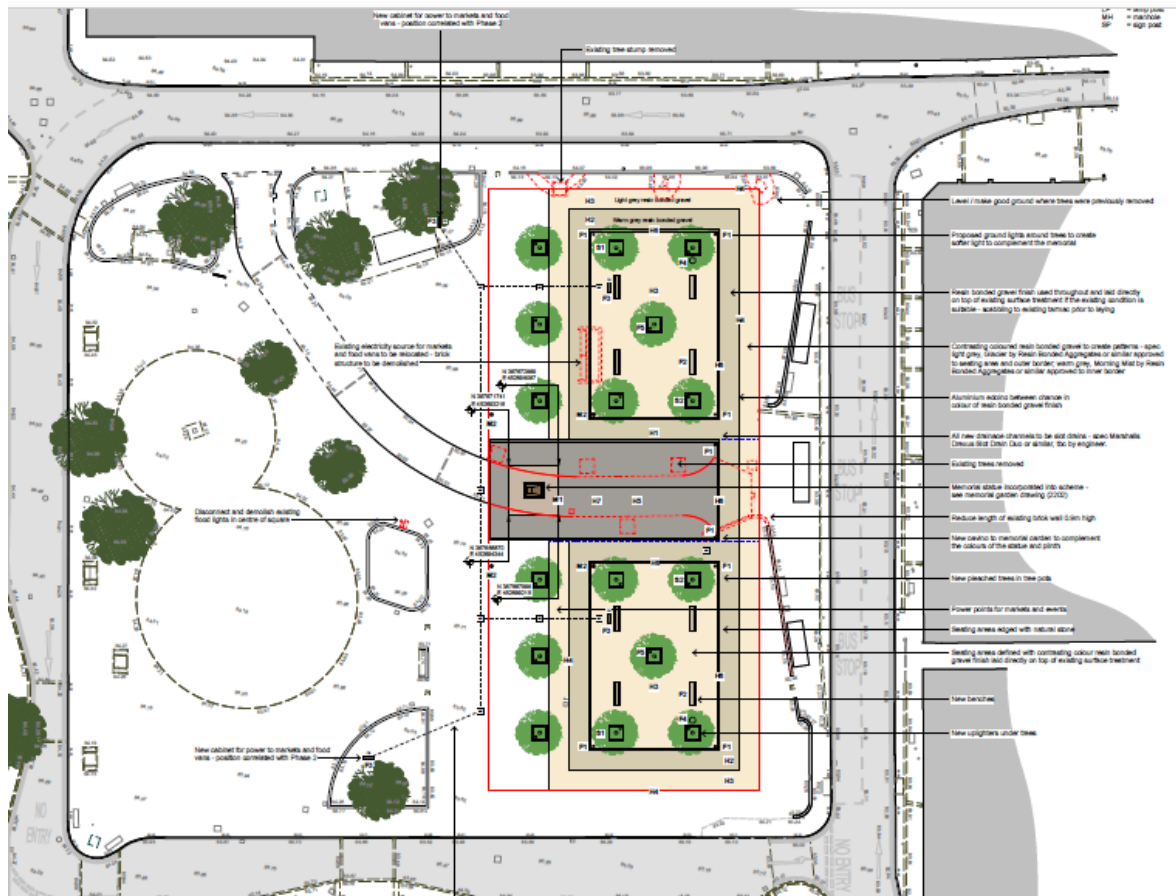


Visualisation of the Mining Memorial and new Town Council building



- 1.7 Alongside this, the Council has been permitted by the Government to utilise a small amount of their PropTech Innovation Fund grant award that has been secured by the Council, £9,000, to support the delivery of this work and the associated installation of the Mining Memorial given the Council's ongoing work on the Shirebrook Growth Plan.
- 1.8 In addition, Latham's detailed technical design services has enabled the Council to cost up the proposed resurfacing work. This has in turn enabled the Council to use the detailed design work and the cost plan to support bids for external funding to bring about the delivery of this project.
- 1.9 The first funding bid was to the Valencia Communities Fund, a Distributive Environment Body registered with ENTRUST, the regulator of the UK Landfill Communities Fund. This bid was submitted under Valencia Communities Fund's Large Grants Scheme that awards grants for projects requesting funding between £50,001 and £100,000. Based on this funding range, the funding bid was to seek funding for Phase 1 of the proposed resurfacing work which would focus on the area around the new Mining Memorial and create the two accompanying Memorial Gardens to the north and south.
- 1.10 The second funding bid was to the Arts Council's Cultural Development Fund that provides capital investment in transformative place-based creative and cultural initiatives and awards grants for projects requesting funding between £2 million and £5 million. Based on the funding priorities, the funding bid covered a range of place-based creative and cultural elements but would also cover Phase 2 of the proposed resurfacing work and associated events.

- 1.11 Members will be aware that decisions have been received and that whilst the funding bid to the Arts Council's Cultural Development Fund was unsuccessful, the funding bid to the Valencia Communities Fund's Large Grants Scheme has been successful and the Council has been awarded a grant of up to the value of £90,588 for the Shirebrook Market Place: *REimagined* project.
- 1.12 In light of this positive decision from the Valencia Communities Fund, a delivery plan has been prepared for the Phase 1 area shown within the red outline below.



- 1.13 Due to the Council's investment in preparing proposals for the Market Place and the successful outcome in relation to some of the Council's funding bids, it has been possible to have discussions with other agencies and organisation to try to bring together a wider and combined package of investment in Shirebrook town centre.
- 1.14 Firstly, from discussions with Derbyshire County Council about their planned programme of work through their Bus Service Improvement Plan it has been possible to negotiate priority to investment in Shirebrook. As a result, Derbyshire County Council has advised that it will seek to bring forward their proposals for a bus 'mobility hub' on Market Street at a time to dovetail with the Council's own work for the Phase 1 area, rather than see elsewhere in the County receive this investment first. For information, the bus 'mobility' hub would see improvements to the bus shelters and the installation of real time bus information and greater display of information for bus users. It would also see some physical work around the bus shelters.

- 1.15 Secondly, from discussions with the Bolsover Countryside Partnership Manager about their planned redirection of the Archaeological Way multi-user trail through Shirebrook town centre it has been possible to integrate their funded proposals within the Market Place: *REimagined* project design. This is expected to see the multi-user trail run along Victoria Street and highway works to create the appropriate cycle lane infrastructure, as well as appropriate signage and marketing to attract visitors to the Market Place.
- 1.16 The ability to work collaboratively with these two pre-existing funded opportunities to enhance the outcomes of the Shirebrook Market Place: *REimagined* project is considered to reflect a further benefit of the Council's investment in preparing detailed plans for its town centres.
- 1.17 Finally, consideration is being given to submitting an expression of interest for funding from the Arts Council's Capital Investment Programme (Round 2), which seeks to support cultural organisations to adjust buildings, equipment and other assets so that they can operate safely post-pandemic and improve access, seize on technological opportunities, and reduce environmental impact.
- 1.18 Whilst not an exact fit for the Shirebrook Market Place: *REimagined* project, given the project's vision includes the proposal to establish wider event usage of the Market Place, such as music events, outdoor theatre / cinema, throughout the year, it may be a potential source of funding that it is worth exploring.

2. Details of Proposal or Information

- 2.1 Securing an offer of £90,588 from the Valencia Communities Fund enables the Council to commence work on delivering the Shirebrook Market Place: *REimagined* project.
- 2.2 To unlock this funding, a contribution to the Valencia Communities Fund of 10% of the grant award is required. At present, the budget established to commission the necessary technical reports and planning work to help bring about the regeneration of Shirebrook town centre has been largely spent and has £3,048 remaining, albeit £1,290 remains committed to the contract with Lathams Architects. As a result, a sum of £10,000 is sought to cover the £9,058.80 contribution to the Valencia Communities Fund.
- 2.3 In addition to this, an additional £10,000 is necessary to provide the architectural services to oversee the delivery of the project on site in order to ensure the delivery of the resurfacing work is carried out to the required standard.
- 2.4 Together, this £20,000 would enable the Council to progress with the procurement of a suitable contractor to deliver Phase 1 of the Shirebrook Market Place: *REimagined* project and ultimately see the physical enhancement of Shirebrook Market Place begin on the ground.
- 2.5 It will also enable the discussions with Derbyshire County Council and the Bolsover Countryside Partnership Manager to continue in order to work to lever in partnership funding that will enhance the Council's own proposals.

- 2.6 Given there is the desire to go beyond Phase 1 and seek additional external funding to help deliver the full public realm improvement, there is also an opportunity to provide further Council funding to support bid preparation and future match funding. In particular, this further Council funding could be utilised to deliver the listed physical works, complementary activities to draw people to the Market Place and town centre management proposals. Therefore, the transfer of a further £10,000 to £20,000 funding to the Planning Policy Town Centre Regeneration budget should be considered given it would increase the chances of the Council in its efforts to enhance Shirebrook town centre. As per the existing budget, the oversight of this Local Plan implementation project would be carried out by the Local Plan Implementation Advisory Group.
- 2.7 Finally, it is noted that Shirebrook and Bolsover town centres have been the Council's priority for enhancement to date, with Bolsover being the focus of the Council's Levelling Up Bid. However, South Normanton and Clowne town centres have not yet seen similar town centre focussed enhancement work and there would be some merit to giving this potential work area further consideration if funding was available.

3. Reasons for Recommendation

- 3.1 The Council's success in securing funding from the Valencia Communities Fund is a benefit for Bolsover District and particularly for its efforts to bring about improvement to Shirebrook town centre and its Market Place and demonstrates that the approach to invest in developing detailed and costed schemes to inform funding bids works and increases the chances of success.
- 3.2 To take this forward, the agreement of the Executive is sought to transfer a further £20,000 from the Transformation Reserves budget to the Planning Policy Town Centre Regeneration budget to aid with the delivery of Phase 1 of the Shirebrook Market Place: *REimagined* project.
- 3.3 In addition, the transfer of a further £10,000 to £20,000 funding to the Planning Policy Town Centre Regeneration budget should be considered given it would increase the chances of the Council in its efforts to enhance Shirebrook town centre.

4 Alternative Options and Reasons for Rejection

- 4.1 The option of not providing the £20,000 to aid with the delivery of Phase 1 of the Shirebrook Market Place: *REimagined* project would result in the Council losing the offer of funding from the Valencia Communities Fund. This would prevent the delivery of the Memorial Gardens and may hinder further bid opportunities with them as a funder. As a result, this option has been rejected.
- 4.2 The option of not providing a further £10,000 to £20,000 to support further funding bid work around to deliver the listed physical works, complementary activities to draw people to the Market Place and town centre management proposals would limit the work and priority the Planning Policy and Housing Strategy team could dedicate to this work area.

RECOMMENDATION(S)

That Executive agree to transferring £20,000 from the Transformation Reserves budget to the Planning Policy Town Centre Regeneration budget to aid with the delivery of Phase 1 of the Shirebrook Market Place: *REimagined* project and consider transferring up to £20,000 to assist securing additional external funding for Phase 2 of the project.

Approved by Councillor John Ritchie, Portfolio Holder for Growth

IMPLICATIONS:

Finance and Risk: Yes No

Details: This report requests an allocation of £40,000 in total from the Council's Transformation Reserve, in addition to the original allocation of £20,000 approved in September 2020. The Reserve has sufficient balance to accommodate this request.

On behalf of the Section 151 Officer

Legal (including Data Protection): Yes No

Details: There are no specific legal or data protection issues arising from this report.

On behalf of the Solicitor to the Council

Environment: Yes No

Please identify (if applicable) how this proposal / report will help the Authority meet its carbon neutral target or enhance the environment.

Details: The Shirebrook Market Place: REimagined project is intended to significantly improve the physical and environmental appearance of Shirebrook Market Place. This report requests funding to enable the Shirebrook Market Place: REimagined project to progress and see the delivery of Phase 1 of the project.

Staffing: Yes No

Details: There are no human resources implications arising from this report.

On behalf of the Head of Paid Service

DECISION INFORMATION

Is the decision a Key Decision? A Key Decision is an executive decision which has a significant impact on two or more District wards or which results in income or expenditure to the Council above the following thresholds: Revenue - £75,000 <input type="checkbox"/> Capital - £150,000 <input type="checkbox"/> <input checked="" type="checkbox"/> <i>Please indicate which threshold applies</i>	No
Is the decision subject to Call-In? <i>(Only Key Decisions are subject to Call-In)</i>	No

District Wards Significantly Affected	Shirebrook
Consultation: Leader / Deputy Leader <input type="checkbox"/> Executive <input type="checkbox"/> SLT <input type="checkbox"/> Relevant Service Manager <input type="checkbox"/> Members <input type="checkbox"/> Public <input type="checkbox"/> Other <input type="checkbox"/>	Yes Details: Portfolio Holder for Growth

Links to Council Ambition: Customers, Economy and Environment.
<ul style="list-style-type: none"> • Enabling housing growth; • Developing attractive neighbourhoods; • Increasing customer satisfaction with our services.

DOCUMENT INFORMATION	
Appendix No	Title
Background Papers	
<i>(These are unpublished works which have been relied on to a material extent when preparing the report. They must be listed in the section below. If the report is going to Executive you must provide copies of the background papers).</i>	