

D2N2 INFRASTRUCTURE AND INVESTMENT BOARD (IIB)

14th November 2016

Bulwell Market

1.0 Background

In February 2015 DCLG awarded D2N2 Grant Funding to deliver the approved schemes on the Local Growth Fund (LGF).

The LGF comprises of 35 schemes and runs until March 2021.

In March 2015 D2N2 and Derbyshire County Council issued the LGF Local Assurance Framework which sets out the procedures for managing and approving projects.

In April 2015 D2N2 appointed Derbyshire County Council as the Accountable body to administer the Local Assurance Framework.

2.0 Scheme Overview

The current state of Bulwell Market is one of disrepair which is deemed by many as unattractive and inaccessible. This reputation is leading to a decrease in footfall and the total number of market stalls in the area.

Therefore action is being taken to improve the physical landscape of the market area and environs. This project will act as a catalyst for

- Greater use of the market space with new and greater variety of markets for small independent traders
- The opportunity to use the market place for public events, shows etc
- An increased number of stallholders,
- Existing jobs safeguarded and new ones created
- Property owners to improve their properties in particular the frontages and upper floors converting to residential/office use
- Increased footfall in the market
- Reduced anti-social behaviour
- Increased future investment by Nottingham City Council

The project will cost £300,000 and is funded from:

D2N2 LGF £100,000

Nottingham City Council £200,000

3.0 Approvals

Nottingham City Council has been approved match funding as part of the Bulwell action plan.

4.0 Procurement

The contractor has been selected from the Derby and Nottingham City Council Joint Highways Framework which is an OJEU compliant framework for building services.

The contractor has agreed to a fixed fee contract thus putting the risk of any overrun costs onto them.

5.0 State Aid

Nottingham City Council's internal legal section has confirmed this project is State Aid compliant.

6.0 Business Case

The business case has been forwarded to Regeneris and at the time of writing this report the Value for Money (VFM) report had not been completed. Any approval given will be on the basis that the project reports good VFM.

7.0 Delivery Programme

November 2016 – Works begin on the project

December 2016 – Works are postponed to allow Christmas trade

January 2017 – Works recommence

February 2017 – Works due for completion

8.0 Outputs and Outcomes

The outputs for the project are:

- 30 FTE jobs (gross) will be safeguarded/created
- 60 small enterprises/traders will benefit
- 1,500 M² of improved and landscaped market place
- 150 M² of pedestrianised space for further additional temporary larger national business (utility, service, charity mobile kiosks, vans and stalls) outdoor promotional spaces

The outcomes for the project are:

- Increased use of the market area leading to more use generally of the town centre.
- An increase in numbers of people staying shopping in Bulwell/ a reduction in people shopping elsewhere
- An Improvement to Bulwell's environment and public realm
- An increase in capital and rental values of properties in Bulwell

9.0 Spending profile

2016/17 £100,000

10.0 Local Assurance Framework

Stage 1 approval was granted on the 5th October 2016 and a full Business Case was submitted in line with Stage 2 of the approval process. The Accountable Body and D2N2 have assessed the Business Case submission and approval is recommended.

The IIB are asked to approve the project and release the funding on the condition that the Regeneris report confirms this project represents good value for money.

| | |
|--|--|
| 1. A Value for Money assessment carried out in accordance with the Local Assurance Framework and concluding that the project overall provides at least a good value for money score | At the time of writing this report the VFM report was not available from Regeneris, therefore approval will be recommended based on the report showing the project represents good value for money. |
| 2. Evidence supporting the need for the project and the how the outputs in the Business Case will be delivered/guaranteed. This will also include evidence identifying when the outputs will be delivered. | <p>Bulwell's current market offers low value uses at the present time as the market space is currently not well maintained. This is therefore leading to a decline in footfall in the area and potential shoppers are going elsewhere. Renewing the environment surrounding the market place is intended to be the catalyst of the regeneration and rejuvenation of Bulwell Town Centre. The project will aim to deliver:</p> <ul style="list-style-type: none"> - 30 FTE Jobs Created/ Safeguarded - A rejuvenated market and town centre area. |
| 3. A statement confirming that the funds are in place and that adequate safeguards have been taken in regards to any cost over-runs. Examples of this could be confirmation that contingency has been secured for the project and/or that all risk have been passed to the contractor/developer. | Nottingham City Council (NCC) have confirmed they have the funds in place to be able to complete the project. NCC have entered a fixed price contract for the project therefore any cost risk is passed on to the contractor. |
| 4. A statement confirming that the project is State Aid compliant. | Nottingham City Council have confirmed that the project is state aid compliant. Nottingham City Council provided this advice from their internal departments. |
| 5. Full design and specification to RIBA Stage F (if applicable) (Appendix 4) | RIBA design and specification is not needed for this project because the work is classed as highways to which RIBA does |

| | |
|---|--|
| | not apply a detailed design and specification is attached. |
| 6. A detailed Business case submitted by the Section 151 officer, Finance Director or Chief Executive Officer. | The detailed business case was submitted by the Section 151 officer at Nottingham City Council |
| 7. Confirmation that all Planning consents and other consents in relation to the delivery of the project have been granted. The promoter is also required to confirm that all pre-commencement conditions have been met along with details regarding how and when the remaining planning conditions will be discharged. | The project does not require planning permission as the works are classified as Highways works. |
| 8. A statement from the promoter confirming how project aligns with the LEPS sustainability and local procurement framework (if applicable) | Nottingham City Council (NCC) procurement processes meet the requirements of the LEP sustainability and local procurement framework. NCC has developed a Business Charter. A copy of this has been provided. This calls upon businesses that do work for NCC to follow best practice in their work including applying sustainable processes and using local labour, apprentices, local companies etc. |
| 9. Confirmation that all funding approved and in place to deliver the project along with written confirmation from | Nottingham City Council have confirmed that the match funding for the project is available and has been allocated to the |

| | |
|--|--|
| the other funders confirming the funds are agreed and available. | project. |
| 10. Confirmation that a delivery contract is in place (JCT or equivalent) and confirmation of how cost/programme overruns to be managed. The LEP will require promoters to either confirm that any cost over-runs are the risk of the developer or additional funds have been set aside. | The contractor has been selected from the Derby and Nottingham City Council Joint Highways Framework which is an OJEU compliant framework for building services. The contractor has agreed to a fixed fee contract thus putting the risk of any overrun costs onto them. There has been an exchange of communications appointing them to the contract and their acceptance. This will be built into a full contract once funding is secured. |
| 11. All land assets purchased and vacant possession obtained (if applicable) | All land assets involved in the works are owned by Nottingham City Council. |
| 12. Value for Money report carried out by a suitably qualified and experience professional with at least a 'Good' score. The LEP and the Accountable body will seek confirmation on the conclusions of the report from external consultants. | At the time of writing this report the VFM report was not available from Regeneris, therefore approval will be recommended based on the report showing the project represents good value for money. |
| 13. How the risks will be managed? | Nottingham City Council have provided a risk register for the projects which outlines a set of mitigations to solve any issues that may arise. |