

<b>Report To:</b>	Cabinet	<b>Date:</b>	20 February 2017
<b>Heading:</b>	APPROVAL TO ACCEPT £375K LOCAL GROWTH FUND CONTRIBUTION FROM D2N2 LEP FOR IDLEWELLS INDOOR MARKET		
<b>Portfolio Holder:</b>	CLLR DON DAVIS – DEPUTY LEADER AND ECONOMIC GROWTH		
<b>Ward/s:</b>	CENTRAL AND NEW CROSS (SUTTON)		
<b>Key Decision:</b>	No		
<b>Subject To Call-In:</b>	Yes		

### **Purpose Of Report**

Cabinet approval is required to accept £375k Local Growth Fund contribution from D2N2 LEP, which has been offered to ADC as a contribution towards the £1.6m redevelopment of the Idlewells Indoor Market.

### **Recommendation(s)**

- 1. Cabinet approves acceptance of the funding contribution of £375k from D2N2 LEP;**
- 2. Cabinet authorises the Chief Executive or the Deputy Chief Executive to enter into a Funding Agreement with the Accountable Body;**
- 3. The Capital Programme is updated accordingly with funding being utilised in 2016/17. This along with other changes to the programme be recommended for approval by Council.**

### **Reasons For Recommendation(s)**

Up to £1.6m has been allocated from ADC's Capital Programme for the redevelopment of the Idlewells Indoor Market. The project was approved by Cabinet at its meeting on 28 April 2016.

This project originally formed part of a much larger bid to the LEP, submitted in mid-2016 under a regional Town Centre theme and was accepted for funding under Local Growth Fund Round 3. However, funding for LGF 3 has not yet been approved by the Department for Business Enterprise and Skills and there is no guarantee therefore that this project would be supported within the timescales needed by ADC.

In November 2016, ADC was advised that an underspend on LGF Round 2 had become available on condition that the LEP funding could be defrayed by the end of this Financial Year 2016/17. Cabinet will remember that the LEP had earlier supported Ada Lovelace House from this underspend funding (Cabinet 22 September 2017) and ADC therefore offered to advance the Idlewells project from the LGF 3 pre-approved list in order to expedite the funding into the project.

Following submission of a full business case and a presentation to the LEP's Investment and Infrastructure Board on Friday 27<sup>th</sup> January 2017, an offer of £375k has been made to ADC, subject to value for money confirmation by the LEP's independent consultants Regeneris.

This is excellent news for ADC and demonstrates full confidence by D2N2 LEP in the Council's ability to deliver.

### **Alternative Options Considered (With Reasons Why Not Adopted)**

1. Not to accept an offer of £375k Local Growth Funding from D2N2 LEP: this project fully meets the objectives of the ADC Corporate Plan and the LEP Town Centres' objective and delivers economic outcomes. **Not recommended**
2. Accept the offer of £375k Local Growth Funding from D2N2 LEP as a contribution to the Idlewells Indoor Market project. **Recommended.**

### **Detailed Information**

The redevelopment of the Idlewells Indoor Market is currently on a critical path for the beginning November 2017 completion. Members will be aware that there is an urgent need for essential works to be carried out to bring the market up to date, meet health and safety requirements and to make it a more modern and attractive offer. The project will deliver 19,500 sq ft of high quality floor space and create up to 57 new jobs.

However, ADC aspiration is to go much further than a standard renovation, in order to provide a number of important added value elements, which will create much more of a destination. In this respect, ADC has been advised by Quarterbridge Project Management Ltd, national experts in the retail field. ADC has taken their advice on the design and build quality of the new market hall and the need for a new food-led offer to shoppers and visitors.

The project will enhance the vitality of Sutton town centre and increase footfall and wider investor confidence in the area and in Ashfield as a whole.

Traders have been consulted throughout the development stage and are supportive of ADC's approach.

The added value created by this £375k LEP funding will provide:

- New market entrance to complement the main existing entrance. There is currently no natural light in the hall and the new design therefore includes a glass aspect to improve the internal/external permeability.
- Installation of a new ramp to greatly improve accessibility for people with disabilities or mobility issues and those with mobility scooters or buggies.
- Installation of a new feature glass roof light to provide natural light throughout the hall. In the scheme this installation will cascade natural light over the middle aspect of a new seating/café area.

- New trader stall counters will provide a set standard and uniformed approach for the new stalls and create a more professional approach.
- Bespoke roof lighting and bespoke suspended ceiling.
- Ceiling baffle for aisle and acoustic canopy for the new seating area.

The contractor ASHE has been procured from the Scape Framework and the essential health and safety works commenced at the end of January.

The grant has allowed innovative work outlined above to be completed and has therefore increased the cost of the project to £1.8m. The Capital Programme has been updated to reflect the change in overall expenditure and funding contributions and if approved will be recommended to Council

## **Implications**

### **Corporate Plan:**

Fully meets the objectives of the Corporate Plan. Implementation of the Sutton Indoor Market project is a priority within the Economic Regeneration theme. As well as this, this project fully meets the aspirations of ADC's new Place work and the enhancement of Sutton as a Destination.

### **Legal:**

The Legal Service will provide advice and assistance in relation to the Funding Agreement with the Accountable Body to ensure its terms are acceptable to the Council.

### **Finance:**

This report has the following financial implications:

<b>Budget Area</b>	<b>Implication</b>
General Fund – Revenue Budget	
General Fund – Capital Programme	The £375k funding will contribute towards the innovative work being completed as part of the Idlewells Market Hall project. The capital programme will be updated accordingly to reflect this change and shall be recommended to Council.
Housing Revenue Account – Revenue Budget	
Housing Revenue Account – Capital Programme	

**Human Resources / Equality and Diversity:**

There are no implications on HR.

The redevelopment will greatly enhance access and DDA standards. An Equalities Impact Assessment (EIA) has been carried out which considers all the equality implications within the report. An example of one of the improvements is the installation of a ramped access into the building. The equalities impact of this development will be kept under continuous review by the Project Manager.

**Other Implications:**

**Communications:** This item contains positive news which will be of interest to the public. A news release will be prepared about this item by the Corporate Communications Team to coincide with the report. The release will also contain comment from the LEP's Communications team.

**Trade Unions:** The Trade Unions are encouraged by the redevelopment of local amenities and the potential for jobs and support this project. UNISON & GMB

**Reason(s) for Urgency (if applicable):**

N/A

**Background Papers****Report Author and Contact Officer**

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