

Title of Report	REDEVELOPMENT OF THE FORMER COUNCIL OFFICES/ STENSON SQUARE GARDENS	
Presented by	Councillor Richard Blunt Leader of the Council PH Briefed <input checked="" type="checkbox"/>	
Background Papers	Stenson Square Concept Design	Public Report: Yes
	Council Delivery Plan Coalville Regeneration Framework	Key Decision: Yes
Financial Implications	It is proposed that the next stage of preparatory works for Stenson Square Gardens and Whitwick Road Council Offices site (jointly known as Stenson Square Gardens project) is funded from the North West Leicestershire UKSPF programme (£106,207) with the balance of funding (£43,793) required being sourced from the Coalville Regeneration capital programme.	
	Signed off by the Section 151 Officer: Yes	
Legal Implications	The Procurement Hierarchy in the Council's Constitution makes provision for the use of frameworks to procure goods and services. Procurement advice has been sought. It is proposed to procure the contract via the Crown Commercial Services framework (of which the Council is a registered user). Legal advice to support the process will be obtained.	
	Signed off by the Monitoring Officer: Yes	
Staffing and Corporate Implications	The project will be delivered using existing Economic Regeneration staff resources.	
	Signed off by the Head of Paid Service: Yes	
Purpose of Report	To seek Cabinet approval to enter into a contract with Ove Arup Ltd to deliver the next stages of design and preparatory works for Stenson Square Gardens project (including preparing planning application(s) for submission.	
Reason for Decision	The anticipated contract sum is £150,000. Under the Council's constitutional arrangements, the award of contracts	

	of this size (with spend falling within one year) require a decision of Cabinet.
Recommendations	<p>IT IS RECOMMENDED THAT CABINET:</p> <ol style="list-style-type: none"> 1. ALLOCATES £150,000 (COMPRISING £106,207 FROM UKSPF AND £43,793 FROM THE COALVILLE REGENERATION CAPITAL PROGRAMME) TO THE DELIVERY OF THE NEXT STAGE OF PREPARATORY WORKS FOR THE STENSON SQUARE GARDENS PROJECT 2. APPROVES THE AWARD OF THE CONTRACT TO OVE ARUP LIMITED TO DELIVER THE NEXT STAGES OF DESIGN AND PREPARATORY WORKS FOR STENSON SQUARE GARDENS PROJECT UP TO A VALUE OF £150,000 AND DELEGATES AUTHORITY TO THE STRATEGIC DIRECTOR FOR PLACE TO ENTER INTO ALL NECESSARY LEGAL AGREEMENTS 3. APPROVES THE SUBMISSION OF A PLANNING APPLICATION OR PLANNING APPLICATIONS FOR THE STENSON SQUARE GARDENS PROJECT 4. AUTHORISES THAT £150,000 IS MOVED FROM THE DEVELOPMENT POOL TO THE ACTIVE POOL IN THE CAPITAL PROGRAMME.

1.0 BACKGROUND

- 1.1 The regeneration of Coalville is a key priority within the Council Delivery Plan and the Stenson Square Gardens project (comprising the land around Stenson House and the former Council offices site at Whitwick Road) is one of the flagship schemes highlighted in the approved Coalville Regeneration Framework.
- 1.2 Through previous work by Ove Arup, the Stenson Square element of this project has already been progressed to concept design (RIBA Stage 2 -see background paper 'Stenson Square Concept Design.')
- 1.3 The Council now wishes to progress the Stenson Square Gardens project by undertaking the following activities:
 - a) Carry out detailed design and preparation of planning application for the area in front of Stenson House, including London Road car park in order to create a new public square "Stenson Square Gardens" and improved car park for the people of Coalville.
 - b) Carry out feasibility assessments and optioneering for the residential development on the former Council offices site with the relationship between

the public space around Stenson House and the layout of any new housing development on the former Council Offices site being a key consideration to ensure the housing element of the project benefits from the public realm improvements.

2.0 THE PROJECT

2.1 The desired functions for Stenson Square Gardens project are as follows:

- To create a high quality visually attractive arrival point in the town, at the junction between two key roads and outside Stenson House.
- To create a space from which residents can draw civic pride, but which can also be used for socialising.
- To link the London Road public car park (adjacent) to Stenson House.
- To support the use of Stenson House particularly by the Registrars Service by providing an attractive environment for wedding photographs etc.
- To guide pedestrians towards the town centre and the town's other public places such as Memorial Square, and Marlborough Square.
- To create a wider attractive environment for high quality residential accommodation on the former Council Offices site
- To create an attractive street scene on Whitwick Road.
- To continue to provide vehicular access for residents on Park Road.
- To continue to provide vehicular access for the Coalville Bowls Club.
- To ensure through good design that the residential development and Stenson House and Stenson Square Gardens operate in a co-ordinated way.

3.0 SUPPORT REQUIRED

3.1 In order to progress this project, the Council requires the support of landscape architects and spatial planners experienced in master planning town centre residential developments.

4.0 FINANCIAL IMPLICATIONS

4.1 Based on early market testing it is anticipated that fees in the order of £150,000 will need to be expended to achieve the brief that has been prepared. It is proposed that this be funded through a combination of UKSPF funding and Coalville Regeneration capital programme.

5.0 PROCUREMENT

- 5.1 The Stenson Square Gardens element has already progressed to RIBA Stage 2 which has helped to develop the brief for further stages of preparatory works (RIBA Stage 3 onwards). Officers within the Planning team have also advised on matters relating to the brief that Ove Arup will be asked to tender against.
- 5.2 Ove Arup developed the initial concept design for Stenson Square Gardens to RIBA Stage 2. There are significant benefits to retaining the services of Ove Arup to deliver the next stages of the project. The Council's Constitution allows for the use of framework agreements to procure suppliers. Framework agreements have the advantage of enabling swifter procurement when compared to a full tender process (ITT and tender process). A swift procurement is necessary on this project in order to comply with UKSPF funding deadlines. Ove Arup is available for appointment from the Crown Commercial Services framework.
- 5.3 It is proposed to use the Crown Commercial Services framework to make a direct award to Ove Arup for the next stage of the Stenson Square Gardens project. Continued use of Ove Arup will provide continuity of designer engaged on the scheme.

Policies and other considerations, as appropriate	
Council Priorities:	Planning and regeneration
Policy Considerations:	Coalville Regeneration Framework
Safeguarding:	None
Equalities/Diversity:	None
Customer Impact:	None
Economic and Social Impact:	Will progress a regeneration project intended to benefit the people of Coalville
Environment, Climate Change and Zero Carbon:	These matters will be considered within the design approach
Consultation/Community/Tenant Engagement:	Consultation will form part of the commission being awarded
Risks:	A staged approach to this project is being taken which minimises risk.
Officer Contact	Emily Marquez Senior Economic Development Officer