

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL

CABINET – 9 FEBRUARY 2016

Title of report	BUILDING CONFIDENCE IN COALVILLE - PROJECT UPDATE
Key Decision	a) Financial Yes b) Community Yes
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Purpose of report	To provide Cabinet with an update on the Coalville Project and to seek authority to procure further feasibility studies related to Phase 1 of the Building Confidence in Coalville project, using the Scape Major Works Framework or other procurement routes, if determined to be necessary. Also to request delegation of decision-making regarding expenditure of part of the Coalville Project reserve to the Chief Executive in consultation with the Leader.
Reason for Decision	To seek Cabinet's authority to procure further feasibility studies related to Phase 1 of the Building Confidence in Coalville project. To ensure any decision made by the Chief Executive in consultation with the Leader with regards to expenditure of the Coalville Project Reserve is made in accordance with delegations approved by Cabinet.
Council Priorities	Value for Money Business and Jobs Homes and Communities Green Footprints Challenge
Implications:	
Financial/Staff	Included within the report
Link to relevant CAT	None

Risk Management	Further feasibility studies related to Phase 1 of the Coalville Project may be needed in order to ensure future decision-making is evidence-based. Risks are being managed through the Coalville Project governance process.
Equalities Impact Screening	Not applicable
Human Rights	None
Transformational Government	Working with other public and private partners to deliver a better deal for Coalville and maximising investment to build confidence in the town and community.
Comments of Deputy Chief Executive	The report is satisfactory
Comments of Deputy Section 151 Officer	The report is satisfactory
Comments of Monitoring Officer	The report is satisfactory
Consultees	None
Background papers	Building Confidence in Coalville report to Cabinet on 22 September 2015 Building Confidence in Coalville report to Cabinet on 12 January 2016
Recommendations	THAT CABINET: 1. PROVIDES APPROVAL FOR THE PROCUREMENT OF FURTHER FEASIBILITY STUDIES RELATED TO STAGE OF PHASE 1 OF THE BUILDING CONFIDENCE IN COALVILLE PROJECT. 2. DELEGATES AUTHORITY TO THE CHIEF EXECUTIVE IN CONSULTATION WITH THE LEADER TO COMMIT EXPENDITURE OF PART OF THE COALVILLE PROJECT RESERVE.

1.0 BACKGROUND

- 1.1 Following the May 2015 election, the Leader set out the regeneration of Coalville as one of the Council's priorities and gave responsibility for delivery to the Chief Executive.
- 1.2 On 22 September 2015 Cabinet agreed to progress with the Building Confidence in Coalville project as outlined in that report (the "Coalville Project") and to access the Scape Major Works framework in order to procure specialist advisors to commence the feasibility

stage of potential works on Stenson Square (referred to as Phase 1 of the Coalville Project).

- 1.3 On 12 January 2016, Cabinet received a report on the progress of the Coalville Project which outlined establishment of project governance, progress made by specialist advisors delivering the feasibility stage of Phase 1 of the Coalville Project, noted the procurement of specialist advisors to conduct an options appraisal for the leisure and culture offer of the district and approved creation of a Coalville Project reserve and re-assignment of underspent reserves.
- 1.4 This report provides an outline of the progress made on the feasibility stage of potential development of Stenson Square and seeks delegation of Cabinet authority to the Chief Executive in consultation with the Leader of decisions to commit expenditure of part of the Coalville Project reserve.

2.0 STENSON SQUARE

- 2.1 Accessed via the Scape Major Works Framework, the Authority has commissioned Willmott Dixon (lead contractor and construction specialist), supported by rg+p (architects) and Urban Delivery (regeneration specialists) to identify options and undertake viability analysis for the potential development of Stenson Square, to include potential re-location of DWP into the council offices, potential development on the London Road car park and re-use of the existing council offices site, with all options retaining the existing Stenson House.
- 2.2 On 18 January 2016 Willmott Dixon, rg+p and Urban Delivery outlined the draft findings of the feasibility study to the Leader, Chief Executive and other members of the Coalville Project programme board.
- 2.3 Following the 18 January 2016 meeting, the Leader confirmed that he wanted further interrogation of a small number of options for development of Stenson Square, to be ready for formal and wider consideration in April 2016. . Further feasibility studies will be carried out for this small number of options.
- 2.4 The initial phase of the feasibility study has cost a total of £15,363 (comprising £8,250 - rg+p and £7,113 - Urban Delivery).
- 2.5 Future reports to Cabinet will provide information about progress of the next stage of the feasibility study and related costs.

3.0 COALVILLE PROJECT RESERVE

- 3.1 Cabinet agreed, on 12 January 2016, to establish a Coalville Project reserve and re-assign underspent reserves.
- 3.2 It is now recommended that Cabinet delegates authority to incur expenditure against part of the Coalville Project reserve to the Chief Executive in consultation with the Leader.

- 3.3 In order to ensure that all future decisions are evidence-based, officers working on the Coalville Project are developing the following work items, each of which may need to incur costs for external expertise:
- 3.3.1 Exploration of the potential funding options for the project including (and not limited to) consideration of the Council's land assets.
 - 3.3.2 Detailed exploration of what type and scale of property-related expertise is required in order to support the range of workstreams underway as part of the Coalville Project and other district-wide needs.
- 3.4 The Programme Board for the Coalville Project recommends to Cabinet that it should delegate decision-making for a further £150,000 of the Coalville Project reserve to the Chief Executive in consultation with the Leader. This amount includes a contingency for further feasibility study work, potential extension of the Coalville shop front improvement scheme and the items mentioned above, all to be procured using the Scape framework or other recognised procurement routes, as necessary.
- 3.5 Future reports to Cabinet will include proposals regarding the remaining £450,000 of the Coalville Project Reserve, as required.
- 3.6 All proposals for expenditure of the Coalville Project Reserve will be made in accordance with the Authority's existing Contract and Financial Procedure Rules. The Authority recommends that day-to-day expenses (such as the costs of engagement meetings, events, publicity) are approved and monitored by the programme manager and reported to the project team and programme board for the Coalville Project.

4 FINANCIAL IMPLICATIONS

- 4.1 Financial implications are mentioned in sections 2 and 3 above. Governance of financial decisions is covered in section 3 above.