

To the Chair and Members of the Cabinet

MARKETS DEVELOPMENT – DESIGN SIGN OFF

Relevant Cabinet Member(s)	Wards Affected	Key Decision
Cllr Joe Blackham	Town Centre	Non-Key

1. EXECUTIVE SUMMARY

- 1.1 This report is to consider the final design for the redevelopment of the Wool Market. Following consideration at this meeting it is scheduled to be considered and recommended for approval at Cabinet on 19 September 2017.
- 1.2 The redevelopment of the Wool Market and Irish Middle Market is the subject of successful a bid to the Sheffield City Region Infrastructure Fund as part of the Enterprise Marketplace scheme. £3.189m of SCRIF funding was allocated, supplemented by £2.554m of Doncaster Council match funding which was already earmarked for Markets refurbishment projects.
- 1.3 The Full Business Case received full approval to progress to Funding Agreement by the SCR Infrastructure Executive Board on 18 November 2016, and by the Sheffield City Region (SCR) Combined Authority on 30 January 2017.
- 1.4 A report was subsequently presented to Cabinet on 11 April 2017 where approval to draw down this funding was given. It was at this meeting that it was agreed the final design be brought back to Cabinet for approval.

2. EXEMPT REPORT

- 2.1 Non exempt

3. RECOMMENDATIONS

- 3.1 It is recommended that the final layout designs for the redevelopment of the Wool Market and associated works are approved thereby allowing redevelopment to commence.

4. BACKGROUND

- 4.1 Following the appointment of Wilmot Dixon Constriction (WDC), the construction contractor on this project, an on-going series of design meetings have been taking place. With input from Quarterbridge, the Councils current

expert partner in market development and operation, a design brief was developed which gave rise to the initial layout concept.

- 4.2 The layout was quickly tuned to optimize operational efficiency and viability, especial from a retail focus. All trading units in the new area have been considered in context of effective eye-lines, customer flow and synergies with the other facilities and spaces within the building.
- 4.3 The ability to have flexible spaces so the building can be used for a variety of functions has been built into the design and opportunities to “design out” anti-social behavior have also been taken by eliminating dead spaces and quiet corners where this would have been more likely to occur.
- 4.4 Since agreement on the outline design was reached, relatively little has changed in the general layout, and throughout the fine tuning design iterations, copies have been shown for information and comments to key stakeholders. For example, this includes the large market trader “engagement meetings” that took place in April and June, the Market Trader Federation meetings that generally take place monthly, informal cabinet and portfolio meetings.
- 4.5 The final proposed layout is as shown in Appendix A. Artist impressions of the Completed market (as already released to the media) are as per Appendix B, C and D.

Planning

- 4.6 Throughout the design process, planning considerations have been included and consultation has taken place with the Planning department and Historic England. Pre-application has been carried out and this has not resulted in any concerns. If approved at this meeting the full planning application is scheduled to be submitted immediately.

Finance

- 4.7 WDC through the course of their work have undertaken a series of surveys and reports to give assurance the feasibility design and costs were robust. Following a value engineering exercise the Feasibility Cost Plan totalled £3.318m, which was under the approved budget of £3.389m (SCRIF £3.189m and £200k within DMBC Capital Programme).
- 4.8 WDC have since completed and submitted the Stage 3 Design and Cost Plan. Other areas of expenditure have been identified which has potentially increased the overall project cost by £0.9m to £4.295m. The two main areas in which the increase can be attributed to are (a) Design & Construction and (b) Trader Decant & Relocation.

Additional Funding Sources:

- (a) A sum of £0.24m has already been set aside in the Service Transformation (revenue) Fund for the market trader decant and relocation costs and there is room within the STF to recommend it is increased to £0.31m should the full sum be required.

- (b) This leaves a potential maximum funding gap of £0.596m. A paper is being prepared for the Investment and Modernisation Fund (IMF) Board, making a case for borrowing up to the level identified should the full amount be needed with repayments being funded from the additional 94 fee earning car park spaces being generated.

5. OPTIONS CONSIDERED

- 5.1 Centering on the overall initial broad concept of a flexible retail, entertainment and dining environment the layout has not changed significantly throughout the design process. “Fine tuning” options such as altering the location of the toilet facilities, the floor finish, exposed ventilation ducting and type and location of access points have all been considered.

6. REASONS FOR RECOMMENDED OPTION

- 6.1 The final plan has been “value engineered” to represent the most cost effective and customer friendly retail space possible within the constraints of listed building status.

7. IMPACT ON THE COUNCIL’S KEY OUTCOMES

Outcomes	Implications
<p>All people in Doncaster benefit from a thriving and resilient economy.</p> <ul style="list-style-type: none"> • <i>Mayoral Priority: Creating Jobs and Housing</i> • <i>Mayoral Priority: Be a strong voice for our veterans</i> • <i>Mayoral Priority: Protecting Doncaster’s vital services</i> 	<p>The market has played an important part in the town centre economy but has been in decline. Regenerating it to meet existing and now customer needs will protect jobs. Reversing the decline will increase jobs and once again see the market performing a key role and being a seedbed for new businesses.</p>
<p>People live safe, healthy, active and independent lives.</p> <ul style="list-style-type: none"> • <i>Mayoral Priority: Safeguarding our Communities</i> • <i>Mayoral Priority: Bringing down the cost of living</i> 	<p>Providing a key “anchor” in the Market will draw more people back to the area. The healthy and affordable fresh produce available on the market can benefit struggling families with their everyday food shopping. Providing this in a modern customer focused and attractive environment will allow more people to access this resource.</p>
<p>People in Doncaster benefit from a high quality built and natural environment.</p> <ul style="list-style-type: none"> • <i>Mayoral Priority: Creating Jobs and Housing</i> • <i>Mayoral Priority: Safeguarding our</i> 	<p>Bringing occupancy levels back up within the market will both safeguard existing and help create new jobs.</p> <p>Encouraging individuals and families to access healthy and affordable fresh food will help bring</p>

<p><i>Communities</i></p> <ul style="list-style-type: none"> • <i>Mayoral Priority: Bringing down the cost of living</i> 	down their cost of living
<p>All families thrive.</p> <ul style="list-style-type: none"> • <i>Mayoral Priority: Protecting Doncaster's vital services</i> 	
<p>Council services are modern and value for money.</p>	<p>Re-modelling and re-visioning this part of the Markets offer presents a unique opportunity to modernise and deliver an improved customer experience and deliver VFM .</p>
<p>Working with our partners we will provide strong leadership and governance.</p>	

8. RISKS AND ASSUMPTIONS

8.1 The key risks of not approving the floor plan and design at this stage are:

- Delays and added costs as the Contractor cannot carry out ongoing preparatory works as per the construction plans.
- Further reports that are being prepared to finalise finding requirements may be delayed.
- Delays in effective trader engagement over future re-occupancy arrangements
- Delayed progress on plans to prepare trader packs and arrange pre-lets (due to begin from October 2017), and final reopening scheduled for December 2018.

9. LEGAL IMPLICATIONS

9.1 Section 1 of the Localism Act 2011 provides the Council with the general power of competence, meaning that "a local authority has power to do anything that individuals generally may do."

9.2 In addition the Council has the specific power to erect any building and construct or carry out works on land for the benefit or improvement of their area under S2 Local Authorities (Land) Act 1963.

9.3 The proposed works will require both planning consent and building regulation approval and these should be sought before commencing work.

10. FINANCIAL IMPLICATIONS

10.1 DMBC has secured £3.189m of Sheffield City Region Investment Fund (SCRIF) following approval by Sheffield City Region Combined authority and DMBC Cabinet to proceed to Funding Agreement. The SCRIF Urban Centre Enterprise Marketplace Phase 1 project is already included in the Council's capital programme. In addition there is £200k within the DMBC Capital

Programme. The remaining phase 1 element is being delivered via £2.554m of DMBC match funding.

10.2 Following a value engineering exercise the Feasibility Cost Plan totalled £3.318m, which was under the approved budget of £3.389m (SCRIF £3.189m and £200k within DMBC Capital Programme).

10.3 Stage 3 Design and Cost Plan has now been completed by Wilmott Dixon Construction and other areas of expenditure have been identified which could potentially result in an overall project shortfall of £906k (worst case scenario). The two main areas in which the increase can be attributed to are design and construction and Trader decant and relocation.

10.4 A report will be submitted to the Investment and Modernisation Fund to provide funding for the proposed scheme. WDC are also looking at options to reduce the cost of the work through value engineering. Work is currently being undertaken to agree the final shortfall figure and to establish how the shortfall will be funded.

11. HUMAN RESOURCES IMPLICATIONS

11.1 There are no immediate HR implications arising from this recommendation, however, any future changes that impact on the workforce will require HR engagement and would require separate approval.

12. ICT IMPLICATIONS

12.1 There are no specific ICT implications at this stage. However the service would need to consider necessary amendments to the Markets Management System (MACCS2) to reflect changes to the physical layout and usage of the Wool Market. The wider technology implications in relation to the delivery of the Enterprise Marketplace Scheme have been provided in a previous Cabinet Report.

13. EQUALITY IMPLICATIONS

13.1 There are no significant equality implications within this report and design. However, the provision of easy access and child friendly space has been considered throughout, especially when taking into account the new toilet facilities.

14. CONSULTATION

14.1 Consultation has taken place with key stakeholders from the project group, including the construction company and its sub-contractors and Quarterbridge, a Markets development specialist. Reference visits have also been undertaken to another local Authority where their market that has undergone similar redevelopment. Throughout the design process the Portfolio holder and cabinet have been kept informed of the outline plans and Traders have been engaged through the Market Trader Federation, special development meetings and 1-2-1 meetings.

15. BACKGROUND PAPERS

Cabinet report – 11 April 2017

EB report – 5 September

REPORT AUTHOR & CONTRIBUTORS

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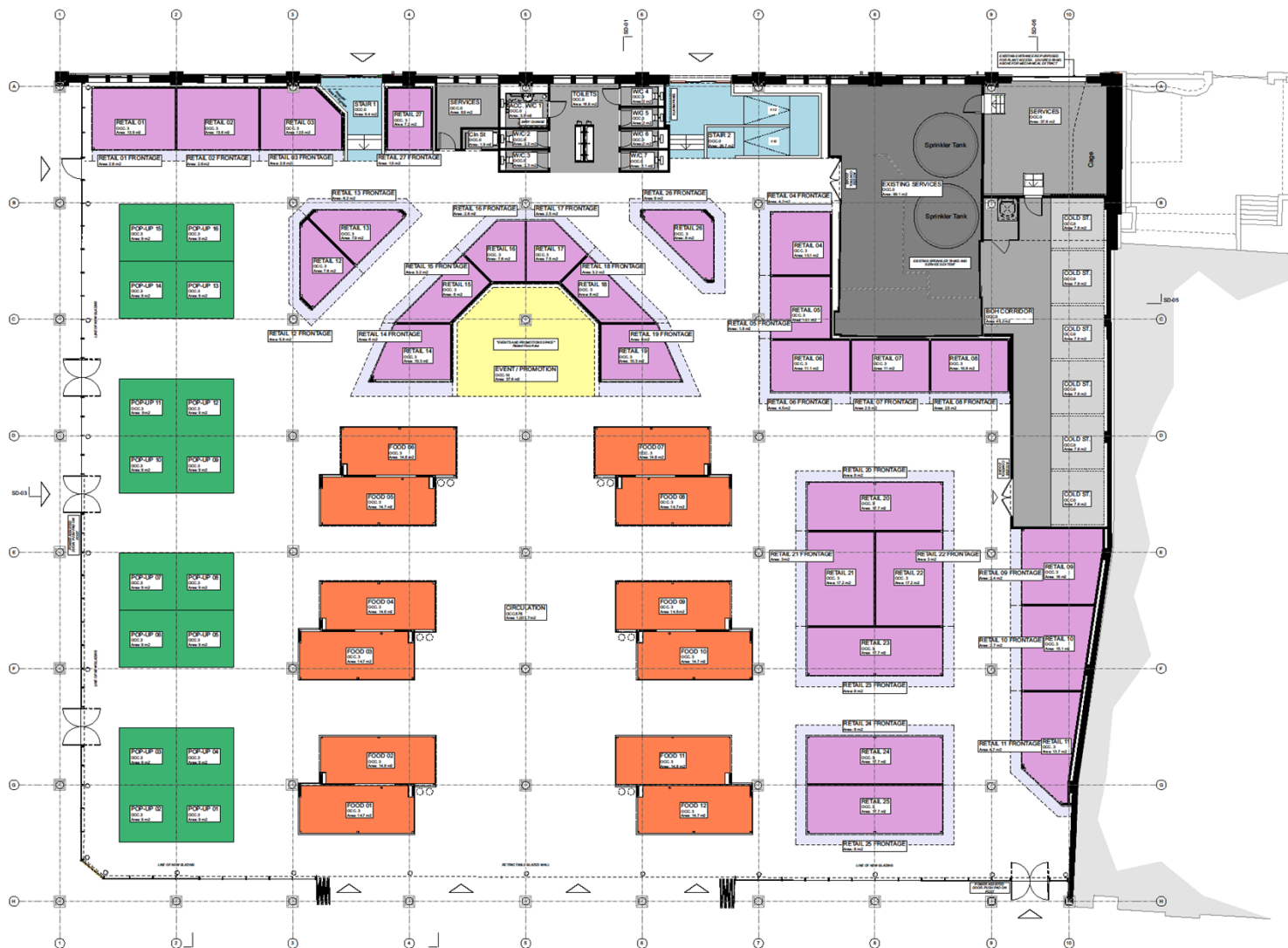
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NOTES
 The Drawings and other information by BBA have been prepared in relation to L&M Surveys information issued 15.06.17. Levels and Areas quoted, will be subject to further design development and change.

P14 Amended as per WDC comments	GQ	JM	21.07.17
SCOTT and client request 07.07.17			
P13 Stage 3 Issue	HT	GQ	07.07.17
P12 Revised to suit new toilet layout as WDC instruction 03.07.17	HT	GQ	04.07.17
P11 Drawing Number changed	HT	GQ	21.06.17
Plan amended in line with L&M Surveys information 10.06.17			
P10 Plan revised in line with WDC comments - Food Kiosk layout amended, cold store and connected non food kiosk layout amended	JM	JW	16.06.17
P09 Plan revised in line with WDC comments	JM	JW	07.06.17
P08 Plan revised in line with WDC comments	JM	JW	07.06.17
P07 Issued for Kiosk Design Workshop - Stall types added, ramp, stairs & toilets revised, areas reconfigured	JW	JW	02.06.17
P06 External Space revised and note added	HT	JW	04.05.17
P05 Graphics Completed	HT	JW	26.04.17
P04 Service and Store Area revised	HT	JW	22.04.17
P03 Layout added for toilets, Plant area and entrance points	HT	JW	26.04.17
P02 Issued for Feasibility Report	HT	JW	21.04.17
P01 Draft Feasibility Issue	HT	JW	20.04.17
rev description			drawn checked date


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PROPOSED GROUND FLOOR GA PLAN

bbs project ref 17-032 scale(s) 1:100 original paper size @A1

name:

project originator volume level type role number

DWKMT - BBA - Z0 - 00 - DR - A - 2001

status: suitability description:
S2 SUITABLE FOR INFORMATION

revision: revision description:
P14 PRELIMINARY

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