

CABINET

DATE	16 th June 2021
REPORT OF	Councillor Philip Jackson, Leader of the Council
RESPONSIBLE OFFICER	Sharon Wroot, Executive Director Environment, Economy and Resources
SUBJECT	Future High Streets Fund
STATUS	Open
FORWARD PLAN REF NO.	CB 06/21/10

CONTRIBUTION TO OUR AIMS

The Future High Street Fund will contribute to the Council's 'Stronger Economy' and 'Stronger Communities' priorities by creating the environment to revitalise the town centre through a transformational regeneration development. This scheme aligns with the ambitions of the Local Plan, the Town Deal Prospectus (2018) and the Grimsby Town Centre Masterplan 2020. All acknowledge the importance of developing the town centre to enhance and diversify its current offer, increase footfall and boost both day and evening town centre economies.

EXECUTIVE SUMMARY

Cabinet received a progress update report on 17th February 2021 which provided detail on the proposed revisions of the Future High Street Fund scheme application and approval for the Council to accept the grant funding award. This report requests approval to undertake and subsequently award a procurement exercise for the provision of professional delivery team who will cover the full suite of disciplines required to successfully deliver this scheme within government timescales.

RECOMMENDATIONS

It is recommended that Cabinet:

1. Approves the commencement of a procurement exercise for provision of a professional delivery team.
2. Delegates responsibility to the Executive Director for Environment, Economy and Resources in consultation with the Leader of the Council to deal with all matters leading to and including the award of the contract for the provision of a professional delivery team.
3. Authorises the Assistant Director Law, Governance and Assets (Monitoring Officer) to execute and complete all requisite legal documentation in relation to the matters outlined above.

REASONS FOR DECISION

The decision allows the Council to commence a procurement exercise for a professional delivery team and allows the Council to award the contract.

1. BACKGROUND AND ISSUES

- 1.1 On 15th July 2020, Cabinet reviewed and approved proposals for a Future High Street scheme in Grimsby town centre as set out within the background papers included with this report.
- 1.2 On 17th February 2021 Cabinet approved all recommendations within the FHSF report which also enabled the Council to accept the grant funding and complete the submission to the Future High Streets programme by the deadline of 26th February 2021.
- 1.3 To ensure the scheme maintains momentum approval is sought to appoint a professional delivery team; this team will cover the full suite of disciplines required to successfully deliver this project. Specialist expertise in a project of this nature is crucial to successful delivery.

1.4 Partnership progress

- 1.4.1 The scheme has the full backing and support of Freshney Place owners who have agreed to deliver the scheme as a joint venture with the Council, which is the preferred delivery model. Freshney Place have confirmed £5m match funding towards this scheme.
- 1.4.2 Discussions are ongoing with Freshney Place representatives in terms of the final delivery model.
- 1.4.3 If Freshney Place subsequently decides to lead on this project, the Council could either request the professional delivery team that have been appointed be novated across to Freshney Place or cease the current procurement process.

1.5 Engagement with Stakeholders

- 1.5.1 There has been wide engagement with stakeholders in the development of the FHSF proposals, given the nature of the scheme the focus of the engagement has been with Freshney Place. Further consultation will take place as part of the scheme development and detailed design work.

2. RISKS AND OPPORTUNITIES

- 2.1 The £17.28m grant award provides a significant investment opportunity in the heart of the town and is an essential element of the Council's regeneration plans which will contribute to an enhanced experience for residents and visitors.
- 2.2 There are risks in relation to ensuring the scheme maintains momentum and all funding spend deadlines are met to enable successful delivery. The decision

to appoint a professional delivery team mitigates this risk.

- 2.3 If the delivery partner subsequently decides to lead on this project, the Council would require the professional delivery team appointed to be novated across to the delivery partner. If this was not considered a viable option for the delivery partner, there is a risk that this procurement may cease.
- 2.4 Support from stakeholders for the scheme is paramount to ensure the new development is successful and can benefit all concerned. Engagement has already taken place and a point of contact established for further consultation and engagement. A focus group is being formed to enable full ongoing engagement throughout the detailed design. A delivery model which allows for continuous trading is the preferred option, this will be fully worked up as the scheme is progressed.

3. OTHER OPTIONS CONSIDERED

- 3.1 Not procuring the services of a professional delivery team is not a viable option as there is minimal experience and capacity within the Council to deliver a project of this nature. Failure to deliver this project would not achieve the Council's key strategic aims for the regeneration of the town centre, as described in the Local Plan and Grimsby Town Centre Masterplan (2020).

4. REPUTATION AND COMMUNICATIONS CONSIDERATIONS

- 4.1 The successful delivery of the FHSF programme will generate positive reputational and communications impacts and enhance our reputation with government. This will result from the significant visible investment in Grimsby town centre, and the associated benefits for local residents, investors, businesses and visitors.
- 4.2 A communications plan has been developed which identifies all stakeholders including those who will be directly impacted by the scheme. The key stakeholders, including the market traders, Old Market Place and Flottergate retailers, property owners and Freshney Place retailers have all been presented with information on the vision for the development, and appointed a point of contact for further enquiries. Further engagement is planned as the scheme progresses, with plans for a focus group to be set up to allow for more regular detailed discussions and input. The professional delivery team will be part of future stakeholder engagement.

5. FINANCIAL CONSIDERATIONS

- 5.1 The Council on behalf of the delivery partnership, accepted the grant of £17.28m of FHSF towards the cost of delivering the scheme. Freshney Place have agreed to match fund £5m towards the programme. The basic principle of the delivery partners contributing additional funding to bring the scheme forward will continue to be applied to the development of the revised scheme.

- 5.2 Capital funding will be utilised to pay for the professional delivery team provision for the duration of the scheme.

6. CLIMATE CHANGE AND ENVIRONMENTAL IMPLICATIONS

- 6.1 The professional delivery team will ensure the programme makes an overall positive contribution to the Council's published commitments on climate change and the environment. This will be achieved by incorporating appropriate weighting within the design and procurement process. New and refurbished building designs will incorporate innovative construction features and low carbon technologies which will reduce carbon emissions and minimise environmental impacts. The public realm design will also consider best practice in terms of design and climate change, for example one design feature could be the introduction of watering through rainwater harvesting.

7. CONSULTATION WITH SCRUTINY

- 7.1 The previous Cabinet report on the FHSF scheme was presented to Scrutiny on 9th February 2021. There has been no further engagement with Scrutiny on the appointment of the professional delivery team but there is a commitment to engage with Scrutiny as the detailed design is developed.

8. FINANCIAL IMPLICATIONS

- 8.1 The cost of the delivery team will be met from the budget within the Council's approved Capital Investment Programme

9. LEGAL IMPLICATIONS

- 9.1 The procurement of a professional delivery team is prudent so as to support a regeneration program such as this.
- 9.2 The procurement exercise will be conducted so as to comply with the Council's policy and legal obligations, specifically in compliance with the Council's Contract Procedure Rules and the Public Contracts Regulations 2015 and supported by relevant officers.
- 9.3 The delegations sought are consistent with an exercise of this nature.
- 9.4 Officers should note that an award constitutes a further decision and will be subject to completion of an Officer Decision Record and be subject to call in. Award and implementation timelines should accommodate this.

10. HUMAN RESOURCES IMPLICATIONS

There are no direct HR implications contained within this report

11. WARD IMPLICATIONS

- 11.1 The scheme is within the West Marsh ward but is also expected to benefit residents from across all wards of North East Lincolnshire as the social and economic benefits resulting from this regeneration will be borough wide.

12. BACKGROUND PAPERS

- 12.1 15th July 2020 – Future High Street Funding Cabinet report

[Future-High-Street-Funding-Cabinet-Report.pdf \(nelincs.co.uk\)](#)

- 12.2 17th February 2021 – Future High Street Funding Cabinet report

[3.-Future-High-Streets-Fund.pdf \(nelincs.gov.uk\)](#)

- 12.3 Grimsby Town Centre Masterplan

<https://www.nelincs.gov.uk/assets/uploads/2020/12/Grimsby-Masterplan-Report.pdf>

13. CONTACT OFFICER(S)

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