

**UPDATE PAPER FOR BDC OVERVIEW AND SCRUTINY BOARD: LEVELLING UP FUND (LUF)  
PROJECTS**

**1. Background:**

This paper provides an update to the LUF projects (LUF0297) in Bromsgrove town centre. The projects are the Windsor St. and Former Market Hall sites. The update paper covers the progress on the projects over the last few months from April to August 2022, and the update is provided by the Programme Delivery Manager appointed to manage the projects in April this year. A summary table outlining key progress e.g., milestones/achievements during this period is provided before more detailed reporting.

**2. Windsor St. Project:**

March 2022	Phase II intrusive investigations commenced following acquisition of the site
April 2022	Site feasibility study and options appraisal completed
June 2022	Phase II Geo-environmental report issued to the council
July 2022	EA consultation response on Phase II report and DQRA model parameters received
August 2022	Draft Remediation Strategy and DQRA prepared for the site

2.1 One Creative Environments were commissioned to prepare a feasibility and site options appraisal which was completed in April 2022. The brief for the study looked at the commercial opportunities of the site as well as the provision of housing from a regeneration perspective. Three options were considered in the report between a retain and re-use resi-led mixed scheme (option 1), mix of 1–3-bedroom apartments (option 2), and option 3 which was the preferred proposal for 2-3 bed family housing which was evaluated as being the most viable scheme complementing the needs of the town centre.

2.2 In the same period Brownfield Solutions Limited (BSL) were appointed as the specialist consultants responsible for undertaking the site contamination ground investigations and preparing the various phased reports to seek the Environment Agency approval on the site clearance and remediation strategy. This involves the production of a desk top study (Phase I), intrusive ground investigation report (phase II) and alongside this a

proposed model for a detailed quantitative risk assessment (DQRA) which will be the basis for the remediation strategy for the site.

2.3 This phase II report was reviewed by the Environment Agency who are broadly in agreement with the findings of the report and the model parameters for the DQRA which gave BSL permission to proceed to developing a proposed remediation strategy for the site in July. The EA did recommend further ground contamination water sampling at the Spadesbourne Brook (not subject to the investigations previously), these additional tests were undertaken by BSL as well alongside production of the DQRA during August.

3. **Former Market Hall Project:**

May 2022	Creative community venues survey completed
July 2022	Soft market testing commenced via Procurement frameworks on design team and contractor appointment
August 2022	Update report commissioned to review Jan 2022 route to procurement advice for the project

3.1 Hemingway Design were appointed in early 2022 to carry out a survey with the local Bromsgrove creative business community to get their views on the preferred uses for the former market hall site. The survey showed support for several uses with the top three being multifunctional community space, creative studios and workshop spaces. The results from the survey align with the objectives in the LUF bid for the site and the emerging Bromsgrove 2040 Vision.

3.2 In the same period the council commissioned Arcadis to provide expert advice on the best route to procurement for the Former Market Hall project. The drivers dictating the advice at the time was timely delivery, (LUF completion date was March 2024, as opposed to the LUF contingency to March 2025), and early input from the contractor to progress the current RIBA stage 2 design for the project. The recommendation made in the report was to proceed with a two-stage design and build contract from feasibility (RIBA stage 2) with a contractor-led design team.

3.3 At the August LUF Programme meeting, the Board requested a review of the Jan 2022 route to procurement report. The updated advice recommended a change from the previous advice to the appointment of a multidisciplinary design team (Multi-dis DT) (as opposed to a contractor-led design team) from RIBA stage 2 onwards to further develop the design and brief. Alongside this to prepare a refreshed viability

assessment which considers the current conditions in the market, impact of increased energy prices and construction prices. Also, an analysis of the local property market will be carried out in November to establish recent and current demand.

- 3.4 The report concludes that the key reason for the change from the previous recommendation of a contractor-led design team appointment is because of the LUF contingency to March 2025 which means the council does not need to enter into an early agreement with a contractor and can now develop the project brief to a sufficient level before it goes out to the market. The two-stage process is maintained in this route as before but with a firmer brief which will need to be achieved by the appointed design team.
- 3.5 A detailed Programme for the Former Market Hall project is attached, below are the key dates for the next six months (reporting period):
- Appointment of Multi-dis DT – Dec 2022
  - RIBA stage 3 Kick-off – Dec 2022
  - Planning application submission – March 2023