
FORMER MARKET HALL PROJECT

Relevant Portfolio Holder		Councillor Karen May
Portfolio Holder Consulted		Yes
Relevant Head of Service		Ostap Paparega
Report Author Naznin Chowdhury	Job Title: Programme Delivery Manager Contact email: naznin.chowdhury@nwedr.org.uk Contact Tel: 07976707561	
Wards Affected		Sanders Park
Ward Councillor(s) consulted		
Relevant Strategic Purpose(s)		<ul style="list-style-type: none">• Run & grow a successful business• Sustainability• Communities which are safe, well-maintained & green
Key Decision: No		
If you have any questions about this report, please contact the report author in advance of the meeting.		
This report contains exempt information as defined in Paragraph(s) 3 of Part I of Schedule 12A to the Local Government Act 1972, as amended		

1. RECOMMENDATIONS

That Cabinet ENDORSE :-

The proposed scheme for the redevelopment of the former Market Hall site detailed in appendices B and C. The information in this report and the attached appendices is for the purposes of submitting a planning application for a landmark office building with food and beverage offer and a separate community Pavilion building and interconnecting public realm.

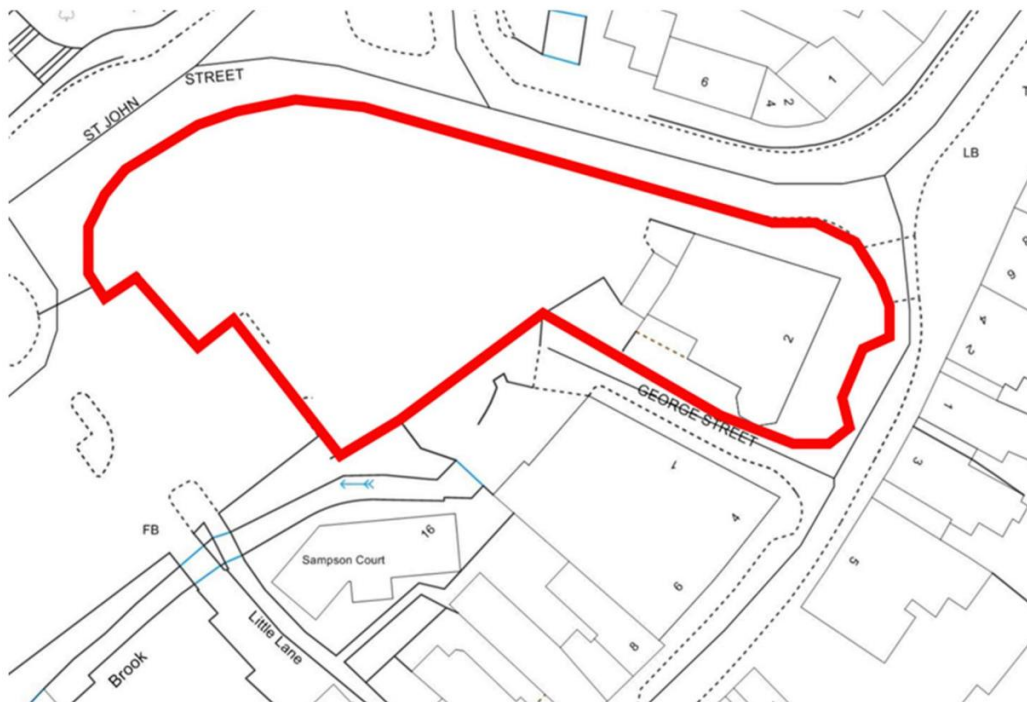
2. BACKGROUND

2.1 In November 2021, the Government's Department for Levelling Up Housing & Communities (DLUHC) approved a £14,492,000 grant for Bromsgrove District Council. The Levelling Up Fund (LUF) allocation for the former Market Hall project is £10,928,81 and this is the budget envelope. The deadline for expending the DLUHC monies is 31 March 2025. Although the original deadline for the completion of funded projects was extended by central government for all projects from March 2024 to March 2025, these remain very tight timescales within which to deliver the redevelopment of the Former Market Hall site. Applying for

and hopefully securing planning permission, is a key success factor in bringing forward the redevelopment within LUF timescales.

3. PROPOSED SCHEME

- 3.1 The proposed scheme is attached in appendix B&C will be submitted for planning permission in March 2023. Members are advised that because of tight timescales there may be further iterations of the scheme presented at Cabinet and possible further iterations between Cabinet and the actual submission of the planning application in March 2023.
- 3.2 Subsequent sections of this report describe the site and the project brief, and the core tasks undertaken by Officers and the project consultants to reach this stage of having a costed proposal appropriate for consideration to secure planning permission.
- 3.3 The project site is a council-owned, brownfield site in the heart of Bromsgrove Town Centre. It is currently the location of the 'Birdbox' temporary event space and public realm. The site comprises 0.26ha to the south of High Street at the junction of High Street, St. John Street and Worcester Road.



Site address: St. John Street, Bromsgrove, West Midlands. B61 7AF 52.333609, -2.063175

- 3.4 The project will deliver:
- 3.5 **Commercial Building:** a three to four storey development as the main building which will provide a mix of flexible workspaces and F&B (Food and Beverage) uses provided on the ground floor and top floor.
- 3.6 **Pavilion Building:** a double height 'pavilion-like' building, area to perform as a multi-purpose events space. The ground floor will be open plan and adaptable to allow a range of community events and seasonal festivals. It will include bi-folding doors to adjoin the indoor and outdoor space in to one event space.
- 3.7 **Public Realm:** high quality public realm, enhancing the green offer between the proposed buildings, building on the success of the BirdBox providing outdoor spaces and seating encouraging the social dimension of the current provision. Adequate lighting to be an essential element of the provision to encourage night-time economy while enhancing safety. The public realm interventions also involve the potential reopening of the Spadesbourne Brook culvert to improve the natural environment.

5. RIBA STAGE 3 DESIGN FOR PLANNING SUBMISSION

- 5.1 The design team ONE Creative Environment (ONE) was appointed in December 2022 via a competitive tender on a framework procurement. The Worcester based architects were appointed as the multi-disciplinary design team, bringing with them the disciplines of Lead/Principal designer, Landscape Architecture, Structural Engineering, Civil Engineering, MEP Design, Principal Designer, Fire Engineering and Sustainability. In their submission ONE displayed local knowledge, understanding of the site and are also the designers of the interim provision BirdBox.
- 5.2 The design team appointment is under a JCT contract, the agreement and fee quotation cover RIBA stages 3 to 6. However, after the Pre-Construction Services Agreement (PCSA) is let to a main contractor (during RIBA stage 4), the design team's appointment will be novated to the appointed main construction contractor.

-
- 5.3 The programme of activities for RIBA stage 3 consists of a design options review including a cost plan update, the emerging design itself, and commencement of site surveys. This is a steep set of activities to ensure the project meets the planning deadline of end of March 2023.
- 5.4 The proposed office building offers 1200sqm of floorspace arranged over ground plus three levels, as well as a food and beverage offer on the ground floor and level three equating to approximately 420sqm. The Pavilion building is 180sqm of multi-purpose events space provided in a double height building (visible from the High Street).
- 5.5 The proposed office building retains its curved ends following the VE exercise, the ground floor of the building is inset to accommodate an easement for a deep/large mains sewer, but the upper floors are cantilevered to maximise space.
- 5.6 The proposed Pavilion is double height but single storey in terms of the accommodation, the double height nature of the building ensures its prominence as you look along the high street. It offers the option for a 1st floor to be installed should this be required in the future. The draft floor plans are attached as appendix B. Proposed elevations 3D drawings are under appendix C.
- 5.6 At time of writing residents, businesses and community groups will have an opportunity to view and comment on the proposed plans through public consultation events which will be held in early March 2022. The consultation will include engagement with the Bromsgrove town centre businesses and representative groups, details of the events are:

Thursday 2nd March Business engagement and consultation @ Parkside	Saturday 4th March 10am -1pm @ the Birdbox for public consultation	Monday 6th March 4- 7pm @ the Bromsgrove Library for public consultation
-----------------------------------------------------------------------------	-----------------------------------------------------------------------------	-----------------------------------------------------------------------------------

6. **DELIVERY**

- 6.1 A contractor will be appointed to deliver the scheme through a two-stage design and build procurement process. Site mobilisation is scheduled to start in November 2023 and the works in January 2024. Completion is scheduled to take place on 17 March 2025.
- 6.2 The detailed master programme is provided at Appendix A.

7. FINANCIAL IMPLICATIONS

- 7.1 The costs associated with the delivery of the scheme are covered by the LUF grant plus a 10% contribution from the council.
- 7.2 Arcadis, a design, engineering and project management company, has been appointed as technical advisor to provide project management and cost consultancy. The team is based at Arcadis offices in Birmingham, are RICS (Royal Institute of Chartered Surveyors) certified and provide project management, financial insight, cost analysis and monitoring throughout each RIBA stage of the project as the design progresses through to construction stage and completion. At the current stage the project costs fall within the budget envelope of the LUF.
- 7.3 The cost plan update and financial analysis of the emerging design is provided in appendix E. These are confidential documents marked as exempt provided by the Section 151 officer.

8. LEGAL IMPLICATIONS

- 8.1 There are legal implications arising from the contracts between the council and various with third parties (consultants and contractors). They are specific to each contract and assessed by the council's legal team. In addition, external legal support has been secured on specialist aspects such as the novation of the architect to the contractor.

9. STRATEGIC PURPOSES - IMPLICATIONS

Relevant Strategic Purpose

- 9.1 This project supports the following Strategic Purposes and Priorities:

Strategic Purposes: Run & grow a successful business: Communities which are safe, well-maintained and green

Priorities: Economic development and regeneration; a balanced housing market.

The regeneration project at the former market hall site provides work space and will enhance the vitality and viability of the town centre with the extra food and beverage offer and the community space.

Climate Change Implications

- 9.2 Through the redevelopment of the site, energy efficiency measures and Low and Zero Carbon technologies will be explored and may be introduced with a view to reduce operational energy consumption and the associated carbon emissions targets. Specific solutions and targets will be explored as the designs are progressed as well as a commitment to achieving a minimum BREEAM 'very good' rating on this site.

10. OTHER IMPLICATIONS

Equalities and Diversity Implications

- 10.1 There are no equalities and diversity implications.

Operational Implications

Project delivery (capital scheme)

- 10.2 NWedR provides overall programme management for the Bromsgrove LUF programme. Input is also provided from officers in finance, legal, planning, conservation, property, communications and town centre management.

Arcadis (external consultants) provide project management and cost consultancy services.

- 10.3 Commercial building operation

The commercial building will require property management services. These will be provided either by BDC property or by an external company.

- 10.4 Pavilion operation

It is envisaged that the pavilion will be operated by the BDC leisure team.

11. RISK MANAGEMENT

- 11.1 As part of the governance and reporting requirements a risk register has been produced for the project. This is attached as appendix D.

12. APPENDICES and BACKGROUND PAPERS

- Master Programme – appendix A

BROMSGROVE DISTRICT COUNCIL

Cabinet
2023

15th March

-
- Propose Design Floor Plans – appendix B
 - Proposed Design Elevations – appendix C
 - Risk Register – appendix D
 - Financial and cost plan review – appendix E (exempt)

11. REPORT SIGN OFF

Department	Name and Job Title	Date
Portfolio Holder	Leader of BDC - Karen May	
Lead Director / Head of Service	Head of NWedR	
Financial Services	BDC S151 Officer – Peter Carpenter	
Legal Services	BDC Legal – Claire Green	
Policy Team (if equalities implications apply)	Rebecca Green	
Climate Change Officer (if climate change implications apply)	Judith Willis	