

REPORT FOR DECISION

MEETING: CABINET

DATE: 10 JULY 2013

SUBJECT: PROPOSED REFURBISHMENT OF RADCLIFFE MARKET HALL

REPORT FROM: LEADER OF THE COUNCIL

CONTACT OFFICER: MIKE OWEN (EXECUTIVE DIRECTOR OF RESOURCES)
STEVE HOPLEY (PROPERTY & ASSET MANAGEMENT)

TYPE OF DECISION: KEY DECISION

**FREEDOM OF
INFORMATION/STATUS:** FOR PUBLICATION

SUMMARY: The report outlines a proposal to undertake a major refurbishment of both the interior and exterior of Radcliffe Market Hall, to both provide a fit for purpose Market Hall for Radcliffe which supports the Radcliffe Town Centre Regeneration Programme.

This report excludes financial cost projections as these are deemed commercially sensitive and these are detailed within a second report in the closed section of the agenda for the meeting.

**OPTIONS &
RECOMMENDED OPTION**

Option 1

Members are recommended to:

- (a) Approve the refurbishment option as set out in section 4.2 of the report.
- (b) Delegate authority to the Executive Director of Resources and the Head of Property & Asset Management, in consultation with the Leader of the Council and the Cabinet Member for Finance and Resources, to seek, consider and accept tenders for the refurbishment contract.
- (c) Require the Executive Director of Resources and the Head of Property & Asset Management to advise Cabinet Members, for information

purposes, of the outcome of the tender.

Option 2

Not to proceed with the refurbishment of the Market Hall as outlined in the report.

Cabinet is recommended to approve Option 1.

IMPLICATIONS:

Corporate Aims/Policy Framework:

Do the proposals accord with Policy Framework? Yes.

Statement by s151 Officer:

Financial implications and funding details are shown in the PID attached elsewhere on the agenda for this meeting.

Statement by Executive Director of Resources:

The proposals set out in the report are consistent with the Council's Economic Development Plan, the approved Radcliffe Town Centre Masterplan and the Asset Management Strategy.

Equality/Diversity implications:

None

Considered by Monitoring Officer:

Are there any legal implications?

Wards Affected:

Radcliffe East

Scrutiny Interest:

Overview & Scrutiny Committee

TRACKING/PROCESS

DIRECTOR: Mike Owen

Chief Executive/ Strategic Leadership Team	Cabinet Member/Chair	Ward Members	Partners
	Yes		
Scrutiny Commission	Cabinet	Committee	Council
	10 July 2013s		

1.0 INTRODUCTION

- 1.1 As Members will be aware the Council is committed to undertake a major retail based regeneration scheme within Radcliffe Town Centre, based on the proposals contained within the approved Radcliffe Town Centre 2010 Masterplan (a copy is attached within Appendix 1 to this report).
- 1.2 The Council is currently giving consideration to directly procuring critical elements of the regeneration scheme in advance of the redevelopment phase. These essentially comprise the relocation of the bus station and improvements of Radcliffe Market Hall.
- 1.4 The 2010 Masterplan proposes a layout for development that is designed to create a strong new pedestrian route to attract shoppers across from the busy Asda store into the main town centre area centred on Radcliffe Piazza.
- 1.5 The Market Hall and adjacent pedestrian passageway therefore form the focal point of the new pedestrian route and consequently the quality and the effectiveness of any refurbishment and remodelling works to the Market Hall and the adjacent pedestrian passageway are critical to the success of the proposed overall regeneration scheme.
- 1.6 The wider Radcliffe business community also see improving the Market Hall as being vital to the overall future of Radcliffe town centre and the Radcliffe Business Group's recent (unsuccessful) bid for DCLG Portas Pilot funding sets out a vision for the future of the market. This is based on widening the appeal of the market to include younger age groups (to better reflect the overall age demographics of Radcliffe) and to create an environment to nurture new business start-ups by encouraging young people to take up market trading

2.0 MARKET REFURBISHMENT

- 2.1 In December 2012 the Council procured, following a tender exercise, the services of architects to produce a design brief for the proposed refurbishment of the Radcliffe Market Hall.
- 2.2 The key objective of the brief was to identify an effective package of improvements to the Market Hall that can both achieve the regeneration objectives of the masterplan, and objectives of the ongoing market management, for the lowest practicable scheme costs.
- 2.3 A feasibility study was prepared which:
 - Established the scope of the works necessary to bring about an effective improvement of the Market Hall in the context of the wider regeneration scheme; and
 - Established a budget cost estimate for the Market Hall works upon which the Council can base its procurement decisions.
- 2.4 The scope of the works includes the improvement and remodelling of both the interior and exterior of the Market Hall plus the provision of new public toilets which will be open on non market days. Whilst outside of the scope of the refurbishment the architects also looked at how works would fit with future treatment of the pedestrian passageway adjacent to the main façade of the Market Hall.

3.0 REFURBSIHMENT OPTIONS

3.1 Option Summary

- 3.1.1 In addition to a 'do nothing' option Members are asked to consider the proposals to refurbish the existing Market Hall.
- 3.1.2 As a starting point it was essential to establish the minimum works required to ensure that the market can function beyond the short term.
- 3.1.3 The budget cost of undertaking the refurbishment has been calculated and details are contained in the funding report later on the agenda.

4.0 OPTION DETAILS

4.1 Do nothing

- 4.1.1 The baseline option is to do nothing.
- 4.1.2 This would mean that in the short term the Council will not incur any capital expense other than ongoing maintenance and patch repairs.
- 4.1.3 It should however be noted that the roof and the electrical installation are nearing the end of their useful lives and as such in the near future a decision will need to be made as to whether to invest monies into these items, or to close the market.
- 4.1.4 It is expected that without direct investment the market will decline in terms of numbers of traders and customers.
- 4.1.5 Also, of critical importance, is the fact that leaving the Market Hall in its present condition would seriously weaken the wider regeneration possibilities that are being explored.

4.2 Refurbishment

- 4.2.1 Beyond the 'Do Nothing' scenario as an investment baseline the project team has looked at what works would need to be undertaken to enable the market to continue to function for the next 10-15 years without further major investment.
- 4.2.2 The majority of this work can be described as essential given that the roof and electrics are now beyond the age of economic repair as are the existing stalls. Each would require complete renewal.
- 4.2.3 In summary essential works include:
 - Basic repairs to the main structure.
 - A new roof and associated rainwater goods.
 - Repair and where required replacement of existing windows and doors.
 - Painting of the internal floor.
 - Complete rewire to current standards.
 - New stalls.

4.2.4 The recommended option seeks to undertake all of the 'essential' works and in addition includes for the following which are seen as essential to not only creating the right internal environment, but to promoting the market as a place to visit and do business and therefore critical to the town centre regeneration proposals:

- Internally the frame / roof trusses would be exposed and treated to provide an attractive feature and a much more pleasant internal environment.
- A new internal 'public' toilet block will be provided that is also accessible on non market days. This will allow the temporary toilets that currently blight the external passageway adjacent to the Market Hall to be removed.
- Externally the building will be completely re-clad and branded to provide the building with a new, modern, low maintenance and attractive exterior both facing the town centre and also the river frontage.
- A new picture window overlooking the river providing both natural light and enhancing the attractiveness of the elevation.
- A new central entrance to enhance both the elevation but to increase permeability.
- New projected 'pods' that will trade onto the street and add to the retail floor space but also the activity of the market (These could potentially trade on non market days).
- New corner café adding to the visual amenity and impact of the market. This would also be able to trade on non market days and would seek to be an attraction in its own right.
- New signage / branding.
- Introduction of a WIFI hot spot within the market

5.0 PROGRAMME

5.1 It is estimated that from appointment of scheme architects through to completion of the refurbishment the scheme will take in the order of 11- 12 months. This assumes that during the main contract period the market is temporarily relocated in its entirety.

5.2 This can be split as follows:

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| • Detailed design (inc planning and consultation) | 16 weeks |
| • Contractor procurement | 12 weeks |
| • Contractor mobilisation | 3 weeks |
| • Construction period | 25 weeks |

6.0 CONSULTATION

6.1 Initial consultations about the approach and initial design options have already taken place with the market traders and with the Cabinet Member for Environment.

6.2 Prior to the submission of planning and as part of the ongoing design development the Council will undertake a series of consultation exercises with key stakeholders including ward Councillors, the Township Forum, the market traders association and the wider public and the outcome of these consultations will form a key part of the final design.

7.0 BEST CONSIDERATION

- 7.1 Following the conclusion of the detailed design the Council will seek competitive tenders. All procurement will be undertaken in line with the Councils rules and procedures. Careful project and budget management will be exercised throughout the scheme.

8.0 RISKS AND MITIGATION MEASURES

- 8.1 **Risk** – The best price received may exceed the projected budget costs.

Mitigation(a) – Further investigations are scheduled that will highlight any major risks or currently unknown risks. The existing budget does contain contingencies for unknown costs.

Mitigation(b) – The Council is not obliged to accept any of the tenders received and will at that point have the ability to negotiate with the successful contractor (within limits).

- 8.2 **Risk** – The decline in the number of operators from the Market Hall will not sustain the Market Hall as a viable operation.

Mitigation (a) – The recommended option seeks to make the internal / operating environment more pleasant experience for shoppers and market traders, suited to a modern market operation. One of the main outcomes from this is the ability to attract and retain new traders which will help breath new life into the market and the town centre.

Mitigation (b) – The recommended option includes for a significant amount of external improvements which will make the market much more attractive. By opening up the existing building with a new central entrance, corner café, pod units that trade onto the street and public toilets located close to the new bus station and proposed new retail units the market will be more visible and attractive to visitors.

9.0 SOLAR PHOTOVOLTAIC CELLS (PV)

- 9.1 With the requirement for a new roof and new electrical installation (other than with the do nothing option), there comes the opportunity to add PV cells to the roof which would generate 'green' energy.

- 9.2 Based on the current government feed in tariffs then payback of the full capital cost could be as low as 7 years and as such it is recommended that the inclusion of PV within the scheme is explored further.

10.0 MARKET MANAGERS COMMENTS

- 10.1 Over recent years Radcliffe market has seen a steady decline in trade which has resulted in the size of the market being scaled back considerably.

- 10.2 To arrest the issues, trade restrictions have been relaxed to permit mixed trader registration categories including car boot/fleamarket items, however demand is still reducing. Stall rents are competitive and commensurate with trading conditions in Radcliffe.
- 10.3 The market refurbishment as part of the wider regeneration proposals provide a unique opportunity for the market to yet again become a key focal point and significant contributor to the local economy.
- 10.4 The markets position within the heart of the town centre should, with the right environment, enable the Council to attract new traders.
- 10.5 We are looking at creating a unique selling point enhanced by the introduction of the proposed Wi-fi system and with a strong emphasis on the creation and nurturing of new younger traders to complement the existing established traders.
- 10.6 As Market Manager I fully support the recommendations as contained in the report whilst emphasising the challenges faced due to the extremely difficult trading conditions.

11.0 CONCLUSIONS

- 11.1 The 'do nothing' option will not arrest the decline in both the quality of the building / market environment nor the decline in the number of traders wishing to operate from Radcliffe. A 'do nothing' option would also significantly inhibit the regeneration proposals for the town centre.
- 11.2 The 'refurbishment' option will provide both an improved environment but is a key element in delivering the regeneration in Radcliffe town centre. For these reasons the refurbishment option is also the recommended option.

COUNCILLOR MIKE CONNOLLY LEADER OF THE COUNCIL

Background documents:

The following plans and sketch schemes are attached for reference.



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For further information on the details of this report, please contact:

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