

Report Reference Number: E/21/16

To:	Executive
Date:	9 September 2021
Status:	Key Decision
Wards Affected:	Selby East, Selby West, Sherburn-in-Elmet, Tadcaster
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Lead Executive Member:	Cllr David Buckle, Lead Executive Member for Communities and Economic Development
Lead Officer:	Julian Rudd, Head of Economic Development and Regeneration

Title: Town Centres Revitalisation Programme

Summary:

In 2020 £2.6m of Programme for Growth (P4G) funding was agreed for town centre revitalisation in the district's three main centres Selby, Sherburn and Tadcaster. This report sets out how the budget will be allocated to a pipeline of capital-based projects, using outline budget estimates. The priority projects have been identified from stakeholder consultation carried out between February 2019 to present. The projects for budget allocation ensure outcomes of the town centre action plans are realised, as part of the wider revitalising towns programme, and delivers the strategic priority of regenerated town/village centres, supporting recovery from the covid-19 pandemic. In July 2021, the Medium-Term Financial Strategy included an additional £500k for Tadcaster and £1.15m for Sherburn.

Recommendations:

- The Executive is asked to approve the projects list and proposed budget allocation to each project.
- The Executive is asked to approve delegation to progress and deliver the identified projects to the Director of Economic Regeneration and Place in conjunction with the Lead Executive member for Communities and Economic Development, S151 and Solicitor to Council subject to budget, with no revenue consequences. If, through the Business Case process, project costs increase beyond established budgets, Executive will refer approval to Council.

Reasons for recommendation:

The three main centres in Selby District are a strategic priority for regeneration. Approval of the priority projects detailed below, establishes the programme of revitalisation activity within our three main centres. Projects will be delivered in partnership with the key stakeholders for each project.

1. Introduction and background

- 1.1 The scope of the town centres revitalisation work has been established by the council with support from The People and Places Partnership. A range of physical, digital, and cultural initiatives have been established.
- 1.2 The wider town centre revitalisation programme is now underway, delivering projects against these themes. Working with relevant council officers, and partner organisations, the priority projects and initiatives have now been identified. A Towns Regeneration Advisory Board has been established to oversee progress and ensure the programme of work delivers the range of physical, digital, and cultural initiatives.
- 1.3 This report focuses on allocation of budgets approved in September 2020 (£1m for Selby, £500k for Tadcaster, and £500k for Sherburn). With the recent allocation of further funds (£500k for Tadcaster and £1.15m for Sherburn, of which specifically £650k is for leisure/recreation Legacy schemes), a total of seven capital projects have been identified which deliver against local priorities.

2. Wider Town Centre Regeneration

- 2.1 It is important projects are developed alongside other planned improvements to the three main centres, particularly in Selby where the Transforming Cities Fund (TCF) project for Selby Station will result in development of the area surrounding the station. The High Street Heritage Action Zone (HAZ) project also delivers projects within the HAZ area. Longer term, the Places and Movement Study proposes changes to the highways and public realm within the centres of Selby and Sherburn. The Preferred Options Local Plan is identifying highways and public realm improvements in Tadcaster to be delivered.
- 2.2 The council has also developed a Visitor Economy Strategy and Cultural Development Framework which will increase the number of events and activities taking place and boost footfall within town centres. The Town Centre Revitalisation Programme acknowledges both these strategic documents and looks to ensure wider objectives are met through project delivery.
- 2.3 Environmental considerations of climate change, flooding, and low carbon aspirations are also considered.
- 2.4 A joined-up approach will ensure projects are aligned, resources are used effectively, and construction timelines do not cause major disruption. The overarching objective will be to deliver visions and actions plans for each district centre. Priorities are to improve the attractiveness and appeal of centres, improve access and enhance gateways. Projects will deliver high

quality public realm and refurbished buildings to help improve business and customer confidence and attract further investment to towns.

3. Stakeholder Engagement

- 3.1 Extensive research and stakeholder engagement was carried out by Chris Wade from The People and Places Partnership between February 2019 to 2020 for the three centres and identified recommended action plans for delivery in partnership with stakeholders (the Tadcaster work has not yet been finalised to allow the Local Plan proposals to be determined). Engagement with a range of key stakeholders has continued including businesses, accessibility groups, community organisations and town/parish councils.
- 3.2 For the next stage of project delivery, relevant stakeholders will be engaged to finalise designs and consider methods of delivery. The range of stakeholders and level of consultation will vary depending on the project. Large capital works will include a range of external delivery support options as well as contract/commissioning arrangements in place. Consideration will be given to phasing of the individual projects.

4. Projects

- 4.1 The following table outlines the proposed list of projects, project scope, and outline budget allocation (based on high level cost estimates) for Selby, Sherburn and Tadcaster. Where delivered directly by SDC, the work will be progressed through three project stages:
- Stage One - Site assessment/design/consultation,
 - Stage Two - Detailed design, complete contracts for tendering/construction,
 - Stage Three - Tendering the work, contract management and delivery.
- 4.2 A number of legacy projects are expected to be delivered through grants to external organisations, where organisations will be asked to submit their more detailed ideas for project development which they will look to deliver. Selby District Council will monitor spend. The Executive will receive a further paper on the development of a grant policy to support communities to deliver such projects specifically aligned to town centre regeneration.
- 4.3 SDC Projects will aim to complete Stage One before Local Government Reorganisation (LGR) to be contracted by the proposed date for the Structural Changes Order in February 2022.

Project No.	Town	Project	Scope	Outline Budget allocation
1	Selby	Selby Market Place	Making space event ready, and welcoming visitors to Abbey area. Scope includes improved lighting, signage, street furniture, electricity points.	£500k

2	Selby	Selby Park	Rejuvenation of park, enhancement of the link with the Abbey, surface improvements.	£500k
3	Sherburn	Low Street/Wolsey Croft	Realignment of parking improved public realm, improved surface materials, greenery, signage, and street furniture.	£500k
4	Tadcaster	43 Kirkgate building ground floor	Refurbishment of building to achieve Minimum Energy Efficiency Standard (MEES).	£100k (dependent upon extent of works)
5	Tadcaster	Tadcaster Bank building	Building refurbishment/ redevelopment.	Up to £500k (dependant on option)
6	Tadcaster	A659 Gateway (Britannia Car Park/Bus station area)	Supporting car park improvement scheme, and bus station improvements.	£350k (dependent upon extent of works)
7	Sherburn	Leisure/ Recreation Legacy Schemes	Package of facility improvement schemes, including playing surface upgrades, play area upgrade, access improvements.	£650k (New Legacy schemes Allocation)

4.4 Project 1 is to improve Selby Market Place, creating a more welcoming environment to Abbey visitors, creating a sense of arrival in the important civic space used for markets, and making the space 'event ready' through new infrastructure including lighting, electrics, and street furniture to provide physical infrastructure for a variety of events/activities. This supports the council's Cultural Development Framework. The requirement for counter terrorism measures to protect the event space will be included in the design brief and considered early as part of the scheme design if this can be achieved without intrusive security barriers. The project will also resolve current issues of drainage and vehicle access to the Market Place. Further consultation with The Abbey may also influence the scope of the works including their aspirations to achieve better accessibility for all users from the Market Place and better integrate the Abbey and its grounds into the wider fabric of the town centre.

4.5 The works under the project are to be undertaken with due respect to works being undertaken by others at the same time and consideration to future planned works.

- 4.6 Project 2 is to improve Selby Park, aligning with Transforming Cities Fund (Selby Station) proposals for an improved junction and crossing point, continuing a link through the park from the Abbey to the Station. The budget will contribute to surface improvements and other enhancements to the park, to be finalised in consultation with groups who use the park. The exact extent of works may vary subject to Transforming Cities Fund scope, design development and funds available.
- 4.7 Project 3 is to improve Low Street, Sherburn (east side) including the Wolsey Croft area with realignment of parking, to clearly show where vehicles should park, and make it safer for pedestrians, with improved public realm, surface materials, greenery, signage, and street furniture. This will create a more welcoming environment and along with the existing improvements to Low Street west, will create a distinct high-quality environment to define the commercial heart of the village centre. The project will consider feedback from the Places and Movement Study consultation in April 2020. This area includes private land so the exact scope of works will depend on consultation with landowners.
- 4.8 Project 4 is refurbishment of 43 Kirkgate ground floor which is currently vacant to enable use, and to achieve Minimum Energy Efficiency Standard (MEES) for longer term occupancy. The project will be delivered with the Council's Property and Assets team.
- 4.9 Project 5 is budget allocation to the former NatWest bank building (32 Bridge Street), which is currently vacant. A number of options for the building will be considered separately by the Executive and so the final budget allocation will be dependent upon the option taken forward. The project will be delivered with the Council's Property and Assets team.
- 4.10 Project 6 is supporting the Property and Assets team's Britannia car park improvement scheme, with additional budget for the scheme including signage/interpretation, Electric Vehicle Charging points, and bus station refurbishment to create a high-quality gateway into Tadcaster from the east.
- 4.11 Project 7 (the new £650k of Sherburn Legacy funding) will deliver a package of recreation and leisure facility improvement schemes, including activities like: playing surface and play area upgrades and access improvements. The final package of work is currently being defined. Some of these schemes will be delivered using grant funding to organisations and the grant process and framework is currently in development. The scope to deliver some projects within wider procurements is also being investigated.
- 4.12 The remaining budget for Sherburn and Tadcaster has not yet been allocated.
- 4.13 To monitor performance of projects, replication of baseline surveys and other economic measures will be undertaken, as well as footfall monitoring. Currently manual footfall counts are carried out and automated footfall equipment will be procured. This data can be compared nationally to other similar market towns using the High Street Task Force data.

5. Implications

Planning permission or NYCC highways authority approvals will be required for some of the schemes.

5.1 Legal Implications

Where projects are located on private land, land ownership agreements and permissions must be sought.

5.2 Financial Implications

The work to develop and deliver projects is within existing approved budgets.

5.3 Policy and Risk Implications

Projects in Selby will need to align with the Transforming Cities Fund (TCF) project, the Heritage Action Zone project as well as the Conservation Area and emerging draft Selby Town Centre Design Guide. Similarly, in Tadcaster the Conservation Area should be considered. All projects should consider the Preferred Options Local Plan and Neighbourhood Planning in Selby and Tadcaster.

There may be a risk in the ability to deliver projects due to Local Government Reorganisation (LGR), with a new unitary authority in place April 2023. However, the Council has committed the funding in the recently approved Medium Term Financial Strategy (July 2021) and will ensure projects are progressed as quickly as possible to leave a positive legacy for the District.

The work will be progressed through three project stages:

- Stage One - Site assessment/design/consultation,
- Stage Two - Detailed design, complete contracts for tendering/construction,
- Stage Three - Tendering the work, contract management and Delivery.

There may be a delivery risk if the Local Government Reorganisation Structural Change Order (SCO) due in February 2022 restricts future revenue or capital spend. However, based on the early project scoping work, the Stage One work for the main projects will aim to be contracted by the time the Structural Changes Order takes effect. It should be noted though, that it is unlikely the schemes will have progressed as far as project Stage Two, or Stage Three so significant capital expenditure through award of construction contracts will not have been achieved before the SCO is issued.

5.4 Corporate Plan Implications

The actions are in line with and will help deliver the following aspects of the Council Plan by making the District:

- a great place to live, with regenerated town centres.
- a great place to enjoy, with more sustainable transport and improved community safety and public spaces.

The approach being taken also demonstrates our principles of being collaborative and community focussed.

5.5 Resource Implications

The successful delivery of all the schemes identified relies heavily upon effective collaborative working across SDC and the timely involvement of NYCC Highways. The additional work, and restricted delivery timescale, necessitates the prioritisation within SDC to ensure effective delivery.

5.6 Other Implications

Ongoing revenue costs will be identified within individual project Business Cases.

5.7 Equalities Impact Assessment

There are not considered to be any specific equalities implications in this report.

6. Conclusion

- 6.1 £2.6m in P4G funding was previously approved for Selby, Sherburn and Tadcaster for town centre revitalisation. A further £500k each has been allocated to Tadcaster and Sherburn and Sherburn is also benefiting from £650k of legacy funding for several leisure and recreation related projects making a total investment of £4.25m for town centre revitalisation. Investing in the District's three main centres is a priority of the council's corporate plan. By improving these places, people can use their centres in better ways, supporting the visitor economy, and helping recover from the covid pandemic by building sustainable communities. Priority projects have now been identified and recommended for budget allocation, to progress project delivery.

7. Background Documents

- Forward Frameworks/Action Plans developed by the People and Places Partnership are available at <https://www.selby.gov.uk/our-town-centres>

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