

Nottingham City Council Delegated Decision



Nottingham
City Council

Reference Number:	3567
Author:	Laura Marsden
Department:	Development and Growth
Contact:	Nicholas Hibberd (Job Title: Regeneration Team Leader, Email: nicholas.hibberd@nottinghamcity.gov.uk, Phone: 0115 8761668)
Subject:	Trent Street Arches Feasibility & Design
Total Value:	£25,000 (Type: Capital)
Decision Being Taken:	To provide funding for surveys, market intelligence, design and a costed schedule of works for development of the land under the arches on Trent Street.
Reasons for the Decision(s)	<p>In order to continue to promote further public realm improvements to Station Street and its environs, it is proposed to develop the land under the Arches on Trent Street for retail activity. This will provide an innovative opportunity to service the ever growing demand for retail activity in the Southern Gateway, stimulated by significant development over the next 1 - 5 years, which includes City College, Vita Student Development, Bildurn Office development and the HMRC development at Unity Square. We are requesting £25,000 funding for surveys, market intelligence, design and costed schedule of works for the scheme options up to RIBA stage 3.</p> <p>The Arches offer a unique opportunity to provide the city with a character 'destination' of hospitality/retail venues, which could have a focus on independent and pop-up businesses. Initial designs and modelling has suggested that this would be a unique and profitable scheme that would also bring with it significant regeneration benefits to this part of the city. We therefore need to develop the scheme to detailed design stage and carry out a full and informed business case.</p>
Other Options Considered:	<p>Dispose of units in current state as a development opportunity on the market - This option would not incur costs for NCC however there would be no long term revenue generation for NCC/Property Services which this scheme would provide once the units were operational.</p> <p>Do nothing - This option would incur no costs for NCC however there would be no long term revenue generation for NCC/Property Services which this scheme would provide once the units were operational. There would also be no regeneration benefits delivered.</p>

Background Papers:	N/A
Published Works:	N/A
Affected Wards:	Castle
Colleague / Councillor Interests:	None
Use of Consultants	Number of Days:0 Rate per Day:0 Total value:25000 Start date:29/05/2019 End date:29/05/2019
Reason for using a consultant:	<p>We will seek external advice to establish:</p> <p>1) Current market trends and local demand for this style of unit/scheme. This will help inform the what the most appropriate management option and the final configuration/spec of units should be.</p> <p>2) A fully costed detailed design up to RIBA stage 3 from specialist consultants. This is due to the unique nature of the site and the requirement to use bespoke materials (e.g reinforced glass) that can be used, for example, within active transport infrastructure.</p>
Other options considered:	Internal design teams have been used for the initial stages. Urban Design team and Design Services have already developed and costed initial designs and proposals however due to the unique nature of the development, the next stage will require specialist consultants with experience of similar schemes.
Name of consultant:	TBC
Reason for selection?	Procurement process not yet begun
Has the consultant previously completed work for the City Council?	N/A
Specific activities to be undertaken by the consultant are:	TBC
Period of engagement:	TBC
By what process was the consultant selected?	Procurement have been engaged with and will work with the project team to establish the most appropriate procurement route.

Consultations:	Those not consulted are not directly affected by the decision.
Crime and Disorder Implications:	To be assessed once the scheme has been fully developed however the wider scheme would have implications for potential new alcohol licenses at the units. Footfall in the area would be increased with previously unused, inaccessible space being activated and utilised.
Equality:	EIA not required. Reasons: To be developed as part of the wider scheme post detailed design and business case
Social Value Considerations:	To be assessed once the scheme has been fully developed
Relates to staffing:	Yes
Relates to Council Property Assets:	Yes
Decision Type:	Officer
Executive Decision?	Yes
Scheme of Delegation Reference Number or Other Source of Delegation:	1 - All functions within remit
Subject to Call In:	No The call-in procedure does not apply to the decision because the value of the decision is below the call in threshold.
Advice Sought:	Finance, Procurement, Human Resources, Property
Finance Advice:	This initial £25k is required for the feasibility work for Arches scheme and at this stage will be funded from within D&G revenue budgets. When this work is complete and the full business case is carried out it is intended that the feasibility work is funded as part of the overall scheme and its funding envelope. In order to get the feasibility work complete as quickly as possible however, it will be funded from savings from slippage in recruitment in D&G and should the scheme not progress further that this stage - the cost will have to be managed within the D&G Directorate budget. Advice provided by Susan Tytherleigh (Senior Finance Manager) on 06/06/2019.

Procurement Advice:

There are no procurement issues with the decision being sought. The Procurement Team are working alongside the project team to provide advice and support, and to ensure that any appointments made are compliant with Contract Procedure Rules. Advice provided by Jonathan Whitmarsh (Lead Procurement Officer) on 06/06/2019.

Property Advice:

Property support this feasibility work as it is hoped to create an income to the Property trading Account once initial development costs have been covered. Advice provided by Peter Taylor (Senior Surveyor) on 12/06/2019.

HR Advice:

Consideration has been given to the use of the existing workforce, however, specialist skills required for the feasibility exercise have not been found internally. The use of a Consultant is, therefore, considered appropriate in order to complete the feasibility work. Where possible, consideration should be given to utilising the Consultant to develop expertise in this area inhouse. Advice provided by Shilpa Arya (HR Consultant) on 06/06/2019.

Signatures:

**David Mellen (Leader/ PH Regeneration, Safety and Communications)
SIGNED and Dated: 28/06/2019**

**Chris Henning (Executive Director for Development & Growth)
SIGNED and Dated: 02/07/2019**