

25 January 2022

Agenda Item: 5

REPORT OF THE CORPORATE DIRECTOR, PLACE

STAPLEFORD TOWN DEAL

Purpose of the Report

1. The purpose of this report is to provide an update on the projects included in the Stapleford Town Deal bid and seek approval from this Committee to continue to develop plans for works to Stapleford Library and Stapleford Young People's Centre.

Information

2. The Towns Fund is a government initiative to invest 3.6 billion pounds into over 100 towns as part of the government's plan to level up our regions and drive long term economic and productivity growth.
3. Stapleford, in the Borough of Broxtowe, is one of 5 Towns across Nottinghamshire to be awarded Towns Deal funding. Stapleford received an award of £21.1 million to progress its Town Investment Plan (TIP).
4. The Stapleford TIP consists of six major projects, as detailed below:

Cycle Superhighway	Improvements and additions to the town's existing cycle infrastructure to reduce usage of cars within Stapleford and to encourage the greater use of sustainable transport.	£4,234,000
Town Centre Traffic Management Strategy	Providing a high quality, pedestrian and cycle friendly Town Centre, implement traffic calming measures within the High Street.	£2,887,000
Town Centre Enterprise Hub	Additional start-up and up-scaling space for businesses, through indoor/outdoor market space in the ground floor and first floor flexible office space.	£4351,000
Town Centre Recovery Fund	The Town Centre Recovery Fund will offer support to high street businesses in Stapleford Town Centre. The fund will be split in to two grants to support different aspects of business recovery. <ul style="list-style-type: none"> • Business Continuity Grant • Building Development Fund 	£1,000,000
Additional Learning Facility	Expansion of Learning Provision Delivered from Stapleford Library. The provision of additional learning space within the existing library to provide additional adult learning and entry level skills, digital access, information, advice and guidance and links with employment opportunities.	£1,294,000
Community Pavilion	The project aims to provide a central pavilion facility, incorporating sports and leisure facilities. Includes a newly built Young People's Centre and Community Outreach Worker.	£6,409,000

5. A Full Business Case for each project proposal is being developed through individual working groups alongside consultants and architects.
6. Plans for the building works have been drafted and have been discussed at the Working Groups and the Executive Board. A further report will be brought to this EDAM Committee when the plans are finalised.
7. This report will cover the two projects which impact Nottinghamshire County Council owned assets: Stapleford Library and Stapleford Young People's Centre. Projects which have Highways implications will be covered in a separate report to the Transport and Environment Committee.

Stapleford Library – Additional Learning Facility

8. The proposals for the library involve reconfiguration of the entrance, ground and first floor.
 - a. The ground floor is on two levels with a separate staircase and ramp. The proposal is to simplify the circulation between lower and upper floor to create more efficient space which can be better utilised to improve the arrangement of library provision.
 - b. The first floor is currently split into different bays around the central void. This will be reconfigured to allocate the whole floor for adult learning provision, providing classrooms, a meeting room and ancillary facilities.
 - c. The current entrance and access will be improved with updated handrails. Options for cladding and signage to improve the façade will be discussed as the works progress subject to budget availability.
 - d. The original proposal involved the building of an extension to provide additional learning space. However, it was identified that this could be achieved through reconfiguration of the existing space and this option was selected as more likely to be achieved within the allocated budget.
 - e. Whilst the works are being undertaken a temporary library service provision will be put in place and the current learning offer will be relocated to community venues.

Stapleford Young People's Centre

9. The Town Deal proposal is to construct a new purpose-built Young People's Centre as part of the Community Pavilion development.
 - a. The Young People's Centre is a well-established and well-used facility in Church Lane and caters for young people from 9-18. However, the building is no longer fit for purpose and substantial works or relocation would be needed in the next 10-15 years.
 - b. The new centre will be a stand-alone structure with outside space, and has been designed in consultation with Youth Service colleagues to ensure it meets their operational needs
 - c. The new location will provide young people's leisure, sport, and support provision within one site, allowing for greater cooperation and joint approaches to work with young people, in particular the link between the youth centre and football club.
 - d. Broxtowe Borough Council would be the landlord and operator of the other facilities on the Community Pavilion site. It is envisaged that Notts CC would be the owner of the new facility, however the detail around legal and financial liabilities arising from this have not been agreed and would be subject to further reports to this Committee.
 - e. The new building will be more energy efficient with reduced lighting and heating costs. There is likely to be potential for additional revenue from hiring out of the new premises and outside space, which will cover any additional maintenance costs.

- f. Further work is required to agree the proposals and long-term future of the facility as part of the overall project delivery
- g. The build of the new centre will be completed before the service is required to move, ensuring a seamless transition of youth service delivery.
- h. Current users of the Centre have been involved in the development of the design and will be able to give their feedback on the final plans before work goes ahead.

Next Steps

10. Broxtowe District Council is currently working on the detailed plans for Stapleford Library – Additional Learning Facility and Stapleford Young People’s Centre. As these are Council owned assets, officers will be working closely with the project team to ensure that any proposals are consistent with the operational requirements and on the best route for delivery of the works. There will need to be detailed review of the plans to consider the long-term running costs, maintenance and management issues linked to the improved facilities. Further work will also be required on the property arrangements around the delivery and future tenure of the proposed Young Peoples Centre and existing site. Once this work has been completed, approval will be sought for the necessary agreements to continue with these two proposals.

Other Options Considered

The option not to proceed with working with Broxtowe on the proposals was discounted as County Council input is essential to maximise the opportunity of the Towns Fund deal.

Reasons for Recommendations

11. The Towns Deal funding offers an opportunity to enhance the provision of services for local residents.

Statutory and Policy Implications

12. This report has been compiled after consideration of implications in respect of crime and disorder, data protection and information governance finance, human resources, human rights, the NHS Constitution (public health services), the public sector equality duty, safeguarding of children and adults at risk, service users, smarter working, sustainability and the environment and where such implications are material they are described below. Appropriate consultation has been undertaken and advice sought on these issues as required.

Financial Implications

13. Funding for the improvements described in the report is awarded to Broxtowe Borough Council through the Government’s Towns Deal Fund. Each project has a fixed budget and further funding is unlikely.

Implications for Service Users

14. All implications for service users will be considered in light of the further development of the plans and reported back to this Committee for review.

RECOMMENDATIONS

It is recommended that Economic Development and Asset Management Committee:

- 1) Approve the principle of the improvements to Stapleford Library subject to a final business case and final proposals being developed, and a further understanding of any legal and financial risks.
- 2) Approve the principle of the improvements to Stapleford Young People's Centre subject to a final business case and final proposals being developed, and a further understanding of any legal and financial risks.

Adrian Smith
Corporate Director, Place

For any enquiries about this report please contact: Jo Davies, Group Manager for Growth, Infrastructure and Development, Place Department, Joelle.davies@nottsc.gov.uk Tel: 0115 977 4857

Constitutional Comments (SG 13/01/2022)

15.I confirm this decision falls within the Economic Development & Asset Management Committee terms of reference.

Financial Comments (KRP 23/12/2021)

16.As noted in the report all costs will be funded by the Town Deal Fund.

Background Papers and Published Documents

Except for previously published documents, which will be available elsewhere, the documents listed here will be available for inspection in accordance with Section 100D of the Local Government Act 1972.

- Stapleford Town Deal Town Investment Plan available [here](#)

Electoral Division(s) and Member(s) Affected

- Members in the Broxtowe District