



REPORT TO:	Portfolio Holder for Community Development
REPORT OF:	Assistant Director - Strategic Growth and Development
REPORT AUTHOR:	Matthew Hogan
SUBJECT:	Award of contract - Spalding Town Centre Improvement Activity
PURPOSE:	To award a contract in relation to capital works, relating to improvements to Spalding Town Centre
KEY DECISION:	Y
WARD(S) AFFECTED:	Spalding Castle;
EXEMPT REPORT?	N

SUMMARY

This report seeks to secure agreement to the award of contract with Lindums Group, to undertake capital works, improve and make investment into to four areas of public realm in Spalding Town Centre. Three areas where more substantial investment is planned are as follows; Hall Place, the riverside and Red Lion Street. The proposed contract also proposes remedial and preparatory works in support of the Spalding and District Civic Society's 'MARK-IT Art' project, which is planned for New Road.

The contract value associated with the work is £229,961.54. The proposed works are to be funded through ringfenced s106 funding, secured by the authority to make investment into supporting Spalding Town Centre.

If approved, the works proposed will commence in August 2024 and conclude in October 2024. The proposed investment compliments other work pertaining to the town, as detailed within this report.

RECOMMENDATIONS

- 1) That a works contract for capital works is awarded to Lindum Group to improve and make investment into four areas of public realm in Spalding Town Centre. Three areas where more substantial investment is planned are as follows; Hall Place, the riverside and Red Lion Street. The proposed contract also proposes remedial and preparatory works in support of

the Spalding and District Civic Society's 'MARK-IT Art' project, which is planned for New Road.

- 2) That the Portfolio Holder for Community Development authorise the s151 officer to undertake slippage of the 2023/24 capital budget of £249,961.54 to the 2024/25 capital programme, being funded through s106 contributions.
- 3) That delegated authority is provided to the Assistant Director – Strategic Growth and Development to conclude contractual negotiations and enter into contract

REASONS FOR RECOMMENDATIONS

To bring about improvements to public realm in Spalding Town Centre

OTHER OPTIONS CONSIDERED

Do nothing – Under this option, the works contract is not awarded and the benefits as set out within the main report will not be realised.

1. BACKGROUND

- 1.1 In March 2023, Council agreed to the creation of a capital budget to pursue improvements to up for four areas of public realm in Spalding Town Centre. The decision to create a capital project was the consequence of a number of factors, including the following;
- The development of a Spalding Town Centre Improvement Plan framework, created in partnership with a range of town centre stakeholders, with a focus on a number of priority themes;
 - Supporting Local Businesses
 - Improving public realm and enhancing heritage
 - Supporting events and culture
 - Within the 'improving public realm and enhancing heritage' theme, the emergence of a particular focus on prioritising improvements to four prominent areas of the town centre. The desire to see improvements in these four locations was raised through many different parts of the community, including local businesses, residents, local interest groups, groups such as the Spalding Town Forum, and elected members. The four areas identified we as follows;
 - Hall Place, where there are perceptions of high levels of antisocial behaviour, coupled with broken/rotten street furniture and a need to remove and replace diseased trees
 - Double Street/Bridge Street, which includes a need to replace broken planters and explore alternative configuration of public seating (given its proximity immediately adjacent to a busy highway)
 - New Road/Swan Street, which includes rotten planters.
 - Red Lion Street, where planters are in a poor state of disrepair and require replacement and enhancement.
 - The realisation of £147,935 in s106 funds available from the Holland Park s106 agreement, therefore providing the authority with the ability to finance a package of investment in the areas identified. The March 2023 decision by council created a total

budget envelop of £282,935 for the improvements. This total budget envelop was created from four funding sources, detailed as follows;

- The £147,935 contribution from s106 funds available from the Holland Park s106 agreement, paid to the authority in early 2023.
- A £32,000 contribution from the remaining unallocated s106 funds available from the Springfields s106 agreement. These relate to funds secured through s106 agreement linked to Springfields, and paid to the council to support with improvements to the town centre.
- A re-allocation of £57,000 in Springfields s106 funds (awarded under the same agreement as above), previously allocated for investment into Asycoughfee Hall and Gardens.
- A £46,000 contribution from the Town Centre Improvement Plan budget for Spalding

1.2 Since the approval of the creation of a capital budget for such investment, officers have progressed the following activity;

- In October 2023, a period of public consultation with residents on concept proposals for the areas in question, coupled with presentation to Spalding Town Forum on the concept proposals.
- November 2023 – February 2023, development of a further set of designs and proposals, taking into account public, stakeholder and member feedback
- February 2024, engagement with the Lindum Group (a locally based, highly experienced contractor with extensive experience of undertaking capital works in public realm locations) to secure a contract price for the proposed works. This engagement with Lindum Group has taken place through the Scape Procurement Framework.
- May 2023 confirmation of a proposed contract price and programme for the works, to delivered by Lindum Group.

1.3 The proposed final designs, as developed through engagement with residents, stakeholders and members are set out in Appendix 1. The following describes the proposed improvements, and the considerations associated with each;

- **Hall Place.** A proposal to remove the existing circular seating and install new seating (two benches) running parallel with the northern edge of Hall Place. To remove the existing four planters, and to reinstate with eight new ones. The planters proposed will be movable, to enable Hall Place to be opened up for larger events. New planting scheme (including new trees) to accompany the planters. Planters will be arranged to introduce colour to the northern edge of Hall Place, and also to soften the appearance of the Barclays building (especially when viewed from New Road). Street lighting and telephone exchange box to be painted, and new bins installed. The proposals respond to the following;
 - A public desire (as demonstrated through various recent consultation exercises) to limit the scope for large anti-social group to congregate in the space, whilst still retaining an element of seating
 - A desire to brighten the space through a doubling of the number of planters, with a planting scheme designed to provide year round interest
 - The ability to move planters to open-up Hall Place to support with large events in the town centre (e.g. Christmas events, Pumpkin, Flower Parade)

- The designs have been prepared in consultation with the Markets team, Communities team and Environmental Services team. All are supportive of the new design for Hall Place and the functionality that it will provide, coupled with an awareness of the ongoing operational requirement that it will place on the authority from a planting perspective.
 - **Riverside Phase 1.** Removal of cracked brick-built planter. Installation of new hard wood, high quality wooden benches, and a large single wooden planter with bench top. All is supported with a new year-round planting scheme to provide year-round interest and colour. New surfacing through a combination of Yorkshire Sett stones and resin surface. The design has been created to increase opportunities for residents and visitors to sit and enjoy the views towards the river (a common theme of public consultation responses on themes for improvement for the town), whilst shielding pedestrians from traffic on Double Street. The designs also allow for a future potential installation of a puffin crossing, should funding secured and approvals sought in the future (noting that such approvals sit within the remit of Lincolnshire County Council, as opposed to the district council). The designs compliment a set of prepared Phase 2 and Phase 3 Riverside designs which stretch towards the area past Herring Lane car park, for which funding will be sought into the future but will support cohesive redevelopment of the public realm adjacent to the river. The investment also compliments work taking place through the East Mercia Rivers Trust (funded through the Spalding Reconnected project) to increase biodiversity along the river through the installation of biospheres at the waters edge.
 - **Red Lion Street** – Four new planters and all year round planting scheme, to replace existing. This investment compliments new bollards proposed for the area through Lincolnshire County Council Highways.
 - **New Road** – Removal of the planter containing the hanging basket tree, and the space ‘made good’ in anticipation of the delivery of the Market Art Trail installation, led by the Spalding Civic Society. Repainting of the existing large wooden planter, and installation of new planting scheme. Preparation of this area in anticipating of the Market Art trail is time sensitive, given funding requirements upon the Civic Society to complete their art project by December 2024.
- 1.4 Examples of the street furniture proposed for the area are included in Appendix 5. It should be noted that the brand range proposed is named after the town (i.e. the Spalding range), and largely reflects a continuation of a similar style of street furniture to that current in situ within the town.
- 1.5 Lindums have provided a quotation for the work at £229,961.54. This is against a total capital budget envelop of £282,935. Officers has sought independent analysis of the quotation provided by Lindums, and is satisfied that the quotation represents value for money in the context of the works proposed and the construction management considerations associated with operating within the public realm and adjacent to the highway (as is the case for the investment proposed for the Riverside). Alongside the contract price, a £20,000 contingency is proposed to support with project delivery.
- 1.6 In respect of timescales, if approved the works will commence in August 2024 and conclude in October 2024. Construction will be managed to ensure the continuation of Tuesday and Saturday markets, alongside continuation of the planned Pumpkin Festival event in October. These timescales are predicated on the council awarding the contract in mid-July.

1.7 In terms of consents, Lincolnshire County Council have confirmed that they are in agreement for the proposed works to go ahead. In terms of planning, South Holland District Council's Planning Service have confirmed that the works constitute Permitted Development.

1.8 The proposed works are highly complementary to a range of recent and planned activity which is intended to support Spalding Town Centre. This includes;

- The successful £20m Levelling Up Funding bid to regenerate the five-hectare Castle Sports Complex site; a project which includes an underlying strategy to stimulate town footfall through a sports and leisure offer that will meet the needs of the district as a whole, designing out anti-social behaviour and improving cycle connectivity into the town centre.
- The award of £20m for Spalding through the government's Long Term Plan for Towns programme, for which a 10 year vision and three year investment plan is being developed by a newly established Town Board ahead of an August 1st 2024 submission deadline. Whereas the investment plan for the Long Term Plan for Towns is still under development, the strategic funds associated with the programme present the opportunity for further future investment in the public realm of the town, complimenting what is proposed through the investment outlined within this report.
- The proposals to establish a Business Improvement District for the town supported by a five-year business plan of business-led town centre activity, which at the time of writing is currently out to ballot within the local business community. This has been led by a board of local businesses, but facilitated through technical support from the local authority. The BID business plan includes a priority around planting and greening to support the town centre trading environment. The proposals for the four areas have been presented to and discussed at meetings of the Spalding Business Board.
- The National Lottery funded 'Spalding Reconnected Project', which is funding new wayfinding for the town, river corridor enhancements, riverside trails and a new Heritage Strategy (designed to act as a basis for pursuing further strategic funds into the town)
- The establishment of Asycoughfee Hall and Gardens as a 'National Portfolio Organisation' with Arts Council England, supported by a third share of £2m in funding to deliver arts and cultural events within the town
- A £50,000 investment through the UK Shared Prosperity Fund in support of developing the open-air markets across the district (including Spalding) coupled with other UKSPF investments into town centre events (Spring into Spalding, Spalding Festival) and public art (The Spalding and District Civic Society's Market Art trail, the delivery of which is supported through the works proposed through this report).
- The progression of a review and re-write of the Traffic Regulation Order pertaining to Hall Place, Market Place and Sheep Market, with an aim to respond directly to a public desire to substantially restrict traffic flow through the core of the town centre, in response to concerns about sense of public safety and quality of environment. It should be noted that the public realm investments proposed through this report do not directly or indirectly impact the strategy emerging through the proposed changes to the TRO for the town centre.

2. CONCLUSION

2.1 In conclusion, the works proposed are;

- Within available capital budget (a budget derived largely from s106 funds ringfenced for use in Spalding Town Centre) and are considered to represent appropriate value for the works proposed (noting the sensitivity of their location)
- Have been identified and developed through extensive engagement with various stakeholders, including residents, businesses, partner organisations and elected members.
- Are now at a point where the project can be delivered, with a reputable and well-established contractor.

2.2. It is also intended that the investment will deliver the following intended benefits;

- A notable upgrade and improvement to the street scene within the town, through new street furniture (replacing the existing which is past its lifespan), remedial works to existing street features, and new planting schemes (including a doubling of the level of greening in Hall Place). This also includes planting designed to 'soften' the appearance of notable buildings in the town centre (namely Barclays and Boots).
- A new layout for Hall Place which seeks to minimise opportunities for large anti-social groups to congregate, whilst still retaining an element of seating (which has been identified through public consultation as still being required to support those with mobility issues who require the opportunity to rest whilst moving around town). It should be noted that the project has included engagement with Lincolnshire Police's 'designing out crime and anti-social behaviour' team.
- By installing removable planters the ability to open-up space in Hall Place to support with large public events, therefore complimenting other work streams such as council-led events, community events, markets and future events funded through the Arts Council National Portfolio Organisation funding received for the town.
- Scope to expand investment into other areas of the public realm in the town, following similar design principles, as and when future funding streams arrive (e.g. s106 funding, funding through the £20m 'Long Term Plan for Towns' programme).
- The outcomes therefore sought from the investment include an improved town centre environment which will support existing residents, existing businesses, and support in attracting further public and private investment into the town.

3. EXPECTED BENEFITS TO THE PARTNERSHIP

3.1 The proposals within this report align with the council's recently adopted Growth and Prosperity Plan, which identifies support for town centres and market towns as a key priority.

4. IMPLICATIONS

4.1 SOUTH AND EAST LINCOLNSHIRE COUNCIL'S PARTNERSHIP

4.1.1 The proposals within this report align with the council's recently adopted Growth and Prosperity Plan, which identifies support for town centres and market towns as a key priority.

4.2 CORPORATE PRIORITIES

4.2.1 The proposals within this report align with the council's recently adopted Growth and Prosperity Plan, which identifies support for town centres and market towns as a key priority.

4.3 STAFFING

4.3.1 Project delivery will be overseen by the council as client, utilising support from within the council's wider Delivery directorate

4.4 WORKFORCE CAPACITY IMPLICATIONS

4.4.1 None

4.5 CONSTITUTIONAL AND LEGAL IMPLICATIONS

4.5.1 Following creation of a defined capital budget for the works in 2023, the decision for award of contract for the proposals developed can be made via an Executive decision.

4.5.2 From a legal perspective, the recommendation will see the authority enter into a works contract. The decision seeks authority to delegate to the Assistant Director Strategic Growth and Development the power to enter into the contract.

4.6 DATA PROTECTION

4.6.1 None

4.7 FINANCIAL

4.7.1 The report contains a financial implication in that it will see the authority enter into a contract with Lindum Group for the value of £229,961.54. This work will be funded through s106 funds associated with the Holland Park Sustainable Urban Extension and Springfields. A further £20,000 contingency will be set aside, funded through the remaining s106 funds and funds from the Council's Town Centre Improvement Plan fund for Spalding.

4.7.2 It should be noted that the decision also recommends that authority be granted to the s151 officer to undertake slippage of the 2023/24 capital budget of £249,961.54 to the 2024/25 capital programme, being funded through s106 contributions. Note that the Leader has delegated authority to enable an executive decision such as this, taken by an executive members, to seek amends to the capital programme.

4.8 RISK MANAGEMENT

4.8.1 The town centre location of the four areas of proposed investment brings with it a number of technical, legal and practical considerations that require careful consideration when formulating detailed plans for both design and delivery. This means that the projects bring with them a degree of technical complication that needs to be appropriately managed, to minimise risk. For these reasons, the work being undertaken is also being supported by a project manager with experience of designing and delivering civil construction projects. A full risk register and risk management discipline will be employed in the development and delivery of the project.

4.9 STAKEHOLDER / CONSULTATION / TIMESCALES

4.9.1 The proposals for the four areas of the town have been developed through extensive engagement with various stakeholders, including businesses, residents, partner organisations and elected members. The subject matter has been presented to and debated at various forums including Spalding Town Forum, Spalding Business Board and the Town Centre Improvement Group which has subsequently been superseded by the Town Board.

4.9.2 In terms of timescales, assuming approval of the report recommendations, the works proposed are scheduled to start in August 2024 and conclude in October 2024.

4.10 REPUTATION

4.10.1 Town centre location of the four areas of proposed investment brings with it a number of technical, legal and practical considerations that require careful consideration when formulating detailed plans for both design and delivery. For these reasons, the work being undertaken is also being supported by a project manager with experience of designing and delivering civil construction projects. A full risk register and risk management discipline will be employed in the development and delivery of the project.

4.11 CONTRACTS

4.11.1 The recommendation will see the authority enter into a works contract. The decision seeks authority to delegate to the Assistant Director Strategic Growth and Development the power to enter into the contract.

4.12 CRIME AND DISORDER

4.12.1 It should be noted that the project has included engagement with Lincolnshire Police's 'designing out crime and anti-social behaviour' team, with the principles of their advice adopted in formulating the final designs.

4.13 EQUALITY AND DIVERSITY/ HUMAN RIGHTS/ SAFEGUARDING

4.13.1 None

4.14 HEALTH AND WELL BEING

4.14.1 One of the outcomes sought from the proposed investment is improved health and wellbeing, through the enhancements to the town centre environment.

4.15 CLIMATE CHANGE AND ENVIRONMENTAL IMPLICATIONS

4.15.1 One of the outcomes sought from the proposed investment is improved biodiversity in the town, through the enhancements to the town centre environment.

4.16 LINKS TO 12 MISSIONS IN THE LEVELLING UP WHITE PAPER

MISSIONS	
This paper contributes to the following Missions outlined in the Government's Levelling Up White paper.	
Wellbeing	By 2030, well-being will have improved in every area of the UK, with the gap between top performing and other areas closing.

Pride in Place	By 2030, pride in place, such as people’s satisfaction with their town centre and engagement in local culture and community, will have risen in every area of the UK, with the gap between the top performing and other areas closing.
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5. ACRONYMS

5.1 None

APPENDICES	
Appendices are listed below and attached to the back of the report: -	
<i>APPENDIX 1</i>	<i>Technical designs for Hall Place</i>
<i>APPENDIX 2</i>	<i>Technical designs for Riverside</i>
<i>APPENDIX 3</i>	<i>Technical designs for Red Lion Street</i>
<i>APPENDIX 4</i>	<i>Technical designs for New Road</i>
<i>APPENDIX 5</i>	<i>Product examples – Street furniture</i>

BACKGROUND PAPERS
No background papers as defined in Section 100D of the Local Government Act 1972 were used in the production of this report

CHRONOLOGICAL HISTORY OF THIS REPORT
A report on this item has not been previously considered by a Council body

REPORT APPROVAL	
Report author:	Matthew Hogan, Assistant Director – Strategic Growth and Development Matthew.Hogan@sholland.gov.uk
Signed off by:	Andy Fisher, Deputy Chief Executive Andy.fisher@boston.gov.uk
Approved for publication:	Cllr Gary Taylor, Portfolio Holder for Community Development

FINANCE PROFORMA

PROFORMA FOR APPROVAL OF THE RELEASE OF RESOURCES

(CAPITAL AND REVENUE BUDGETS)

THIS PROFORMA PROVIDES THE FINANCIAL IMPLICATIONS
IN RESPECT OF THE ATTACHED

OPTION 1	£ Year 1 2020/21	£ Year 2 2021/22	£ Year 3 2022/23	£ Year 4 2023/24	£ Year 5 2024/25
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Revenue

Total Revenue Cost

Funding required:

Total capital cost £249,961.54

Revenue cost £

Considered by:

Portfolio Holder for
Communities &
Development

Date:

Financial Services Comments

This project is part of the £282,935 Spalding Gateway Public Realm Project agreed by Council March 2023. It will be financed as stated above from s106 funds.

Risk

Risks are defined in the report above.

Procurement

Value for Money Efficiency

This FP is valid for 3 months from FP date	If this FP is no longer required please advise Finance	If there are changes to the original report it may invalidate this document, it must be reviewed by Finance.