



B O S T O N

B O R O U G H C O U N C I L

REPORT TO:	CABINET
DATE:	21 ST OCTOBER 2020
SUBJECT:	PE21 UPDATE REPORT
PORTFOLIO HOLDER:	COUNCILLOR NIGEL WELTON
REPORT AUTHOR:	DEPUTY CHIEF EXECUTIVE (STRATEGY)
EXEMPT REPORT?	NO

SUMMARY

Since the meeting of Cabinet on 9th September 2020 the Council has procured design, feasibility and viability work to enable it to submit a compelling bid to the Towns Fund for monies to support the regeneration of PE21. This report describes what has been procured. It also notes the next step will be to identify the land that needs to be acquired to deliver the project as a precursor to beginning the process of site assembly.

RECOMMENDATIONS

Cabinet ratifies the procurement of Messrs Heta Architects and Alliance Leisure for the reasons set out in this report.

REASONS FOR RECOMMENDATIONS

Reasons as set out in the report.

ALTERNATIVES CONSIDERED

Do nothing.

REPORT

Introduction

- 1 At the last meeting of the Cabinet on 9th September 2020, the Deputy Chief Executive (Strategy) was asked to brief this meeting on the steps that have been taken to ensure the PE21 initiative is ready for submission as part of the Council's Town Fund Bid. Therefore, this report updates Cabinet on the work that has been procured. It also indicates how PE21 might be modified to address concerns expressed by the Corporate and Community Overview and Scrutiny Committee on the proposal to relocate leisure facilities from the Geoff Moulder Leisure Centre to the proposed wellbeing and healthy living centre at PE21.

Progress since Cabinet on 9th September 2020

- 2 On 1st July 2020 the Ministry of Housing Communities and Local Government announced the Council had been awarded £750,000 to fund capital projects that can be delivered this year. On 10th August Council agreed to allocate £89,000 to carry out studies that are needed to better understand the feasibility of implementing a masterplan that was prepared by AR Regeneration in 2019, with a particular focus on establishing the demand for, and viability of, the land uses that were contemplated by the consultants.
- 3 Against that background, the Council has procured the following studies: -
 - a. Heta Architects have been commissioned to demonstrate how certain outline concepts that are identified in the masterplan can be translated into firm, deliverable proposals. Specifically, they will prepare detailed proposals for the rejuvenation of West Street; explore the potential to develop a leisure hub in the vicinity of the Haven; and develop a range of housing on the remainder of the site, set within a new structural landscape framework. Heta's tasks also include packaging up the site into potential development parcels and carrying out feasibility studies to check that the uses that are contemplated in each will be deliverable. It is also required to devise alternative proposals for land that is currently earmarked for the development of the wellbeing and healthy living centre in case it fails to attract any, or sufficient, Towns Fund monies.
 - b. Alliance Leisure have been commissioned to work alongside the Council and the NHS to develop the proposal for the wellbeing and healthy living centre on the site of the existing doctor's surgery and neighbouring land. This information will inform and help shape Heta's work.
 - c. Banks Long have been commissioned to establish the market for different kinds of land uses and to advise the Council on land ownership and land values. The outputs from this study will feed into Heta's consideration of the deliverability of the scheme.

- 4 The cost of this work is as follows: -
 - a. Heta Architects: £39,850
 - b. Alliance Leisure: £15,900
 - c. Banks Long: £4,500
- 5 The Boston Town Fund Board meets to approve the draft Town Investment Plan on 16th October. Members of this Council will receive a full briefing on the TIP on 19th October. The TIP will then be considered by Full Council on 26th October. It is then programmed to be submitted to the Secretary of State on 30th October. Those very tight deadlines required the contracts with Heta and Alliance Leisure to be procured under Rule 3.1 (1) and (2) (unforeseen event involving the risk of significant disruption to Council services). The officer responsible for authorising those contracts was the Deputy Chief Executive (Strategy). Cabinet is requested to ratify each contract. Cabinet is further invited to note that the total cost of this work is significantly less than the proposed charge for comparable work previously received from AR Regeneration. On that basis, it was assessed as presenting good value for money.
- 6 In the light of the debate at the meeting of the Corporate and Community Overview and Scrutiny Committee on 1st October, the Deputy Chief Executive (Place) has begun to explore the potential to incorporate certain elements of the Geoff Moulder Leisure Centre (principally the swimming pool) into Boston College's proposal for the Mayflower Centre. Other leisure uses could be part of the Wellbeing and Healthy Living Centre. This approach will help to guarantee the continued provision of the existing range of leisure facilities in the town centre. It is anticipated that this option will be developed in more detail after the TIP has been submitted to Government.

Next steps

- 7 The work that is described in this report will enable the Council to bid for Towns Fund monies to deliver PE21. However, in view of the high level of support for the notion of regenerating this prominent town centre site it is proposed to press on with site acquisition and further feasibility and viability work in order to ensure improvement takes place irrespective of whether this component of the TIP is successful. To that end, at a future meeting of Cabinet, officers will present a site acquisition strategy. The purpose of the strategy will be to show which land needs to be acquired (whether by agreement or compulsorily) to deliver the scheme, and the likely cost of each site. Cabinet's permission will then be sought to treat for the purchase of that land, as a precursor to site assembly and scheme delivery.

FINANCIAL IMPLICATIONS

As set out in paragraph 4.

LEGAL IMPLICATIONS

None

CLIMATE CHANGE IMPLICATIONS

None

EQUALITY AND SAFEGUARDING IMPLICATIONS

None

OTHER IMPLICATIONS

None

CONSULTATION

The relevant Portfolio Holder has been consulted.

APPENDICES

None

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

<i>Name of body</i>	<i>Date</i>
Cabinet	9 th September 2020
Corporate & Community Committee	1 st October 2020