

Decision to be made by the Portfolio Holder for Finance and Property on or after 20 January 2017

Transforming Nuneaton: Unlocking Potential Development

Recommendations

That the Portfolio Holder for Finance and Property gives approval to:

1. The acceptance of a capital grant offer of £121,000 from Coventry City Council (CCC), on behalf of the Coventry and Warwickshire Local Enterprise Partnership (CWLEP), in order to carry out site investigation works at Vicarage Street development site and modelling and design work for the mitigation of flooding in Nuneaton town centre.
2. The addition of the above project into the WCC Capital Programme at a value of £121,000.
3. Delegate authority to the Strategic Director (Communities) to enter into all contracts needed to deliver the project on terms and conditions acceptable to the Strategic Director (Resources).

1. Background

- 1.1. In February 2016 CCC issued a call for Local Authority Infrastructure projects which they were administering on behalf of CWLEP. As well as larger scale projects such as highway schemes, land purchase and bringing redundant buildings back into use it also allocated funds for development costs such as design fees.
- 1.2. In March 2016 the Project Board for Vicarage Street (now known as the Transforming Nuneaton Town Centre Programme Board) agreed to submit an application for site investigation works on Vicarage Street, a key development site in the town centre. Following discussion with colleagues in Flood Risk Management it was then agreed to incorporate a request for funds to carry out modelling and design works for flood mitigation schemes in Nuneaton which would unlock development sites in the town centre currently within Flood Zones 2 and 3 (and thus limited development opportunities).
- 1.3. This project forms part of the wider Transforming Nuneaton Town Centre programme which has been developed in recognition of the need for transformational change in the town in order to grow the local economy, bring new jobs into the area and see the town centre move forward in changing times. The programme brings together development opportunities, transport infrastructure schemes, town centre initiatives supporting retail and business, flood mitigation schemes and improvements to the public realm. It forms a

Business Case developed for Growth Deal 3 (submitted to Government in July 2016) and since being submitted to the CWLEP has seen the inclusion of Nuneaton town centre in the new refreshed Strategic Economic Plan for Coventry and Warwickshire (Unlocking our Growth Potential – Urban Core strategic programme)

- 1.4. In October 2016 a funding offer was made by CCC based on the application made in the April. The offer is for £121,000 and is split 2 ways:
 - £40,000 Site investigations at Vicarage Street development site (jointly owned by WCC and NBBC)
 - £81,000 Modelling and Design works for flood mitigation schemes in Nuneaton

2. **Key Issues**

- 2.1. Vicarage Street development site - a decision was made by WCC and NBBC to develop this site when it went out to procurement in 2011 to appoint a developer. This decision still stands and work is currently taking place to appoint a developer to the site and see it built out. Site investigation work is recommended as it; informs the developer on contamination issues and remediation costs, supplies detailed information on where services are and which will need to be re-aligned/moved, gives load bearing values / foundation requirements for building types – all of which are needed when costing build works. It will therefore enable a developer to make informed decisions.
- 2.2. Nuneaton Flood Mitigation – A large extent of Nuneaton town centre is within Flood Zone 3 which limits its potential for development. Flood risk is a key consideration in development decisions and areas of high flood risk such as Nuneaton town centre tend to be avoided with significant implications for the prosperity of the town. Nuneaton is in the top 10% most deprived areas nationally.

WCC's Local Flood Risk Management Strategy provides the structure for how we assess local flood risk in Warwickshire. Our Surface Water Management Plan provides the prioritisation for flood risk management work.

Nuneaton Town centre has a history of repeated flooding and ranks in the top 25 most at risk communities in Warwickshire. As such the opportunity to model and develop flood mitigation solutions is consistent with our strategic objectives and plans which were adopted in April 2016.

- 2.3. This project will enable the land of Vicarage Street development site (WCC and NBBC ownership) to have works carried out which will enable developers to design a scheme and cost it according to the known conditions of the site. This information will increase the value of the site.
- 2.4. These costs can be capitalised and will therefore meet the funding conditions providing the capital schemes subsequently come forward i.e. flood mitigation scheme is built, building built on development site. Should the projects not

come forward the costs would become abortive and would need to be reversed out and met from a revenue budget.

- 2.5. The Cost Centre Managers for these two areas of work (Flood Risk Management and Infrastructure and Regeneration) are in agreement, with the Head of Service, that this is a manageable risk and can be covered within existing revenue budgets if required.

3. Timescales associated with the decision and next steps

- 3.1 By agreeing to the recommendations above the first steps towards delivering the £50m plus transformation of Nuneaton can take place whilst awaiting news on the Growth Deal 3 and what funds will be made available for the programme through this funding stream.
- 3.2 Once approval has been given the following steps will be taken:
- Enter into grant agreement (following advice from legal)
 - Appoint consultants / contractors to undertake work agreed
 - Deliver project – completion expected by December 2017

4. Background Papers

None

	Name	Contact Information
Report Author	Catherine Marks	catherinemarks@warwickshire.gov.uk Tel: 01926 418621
Head of Service	Mark Ryder	markryder@warwickshire.gov.uk Tel: 01926 412811
Strategic Director	Monica Fogarty	monicafogarty@warwickshire.gov.uk Tel: 01926 412514
Portfolio Holder (Finance and Property)	Alan Cockburn	cllrcockburn@warwickshire.gov.uk Tel: 01926 485120

The report was circulated to the following members prior to publication:

Councillors Nicola Davies, Matt Western, Philip Morris-Jones, Alan Cockburn,
Neil Dirveiks