

# MAKING MANSFIELD PLACE BOARD

## Agenda Item 5

<b>Subject:</b>	<b>Towns Fund – Project Update</b>	
<b>Presenting authority / representative:</b>	Mansfield District Council Geoff George Regeneration Programmes and Projects Manager	
<b>Report author and contact details:</b>	Geoff George <a href="mailto:ggeorge@mansfield.gov.uk">ggeorge@mansfield.gov.uk</a>	
<b>Value of decision: n/a</b>		
<b>Partners affected: All</b>	<b>Date of consultation: 5<sup>th</sup> January 2022</b>	
<b>Purpose</b> This report provides an update on the Towns Fund and Town Investment Plan programme progress.		
<b>Background</b> On 27 July 2019, the Prime Minister announced that the £3.6 billion Towns Fund would support an initial 101 town deals across England. The Towns Fund provides public investment of up to £25m in Town Deals, with the objective of driving economic regeneration of towns to deliver long term economic and productivity growth through: <ul style="list-style-type: none"><li>• Urban regeneration, planning and land use - ensuring towns are thriving places for people to live and work.</li><li>• Skills and enterprise infrastructure - driving private sector investment and ensuring towns have the space to support skills and small business development.</li><li>• Connectivity - developing local transport schemes that complement regional and national networks, as well as supporting the delivery of improved digital connectivity</li></ul>		
<b>Current Situation</b> Following the short listing of projects, project summaries and financial profiling have all been completed and submitted to MHCLG (now Department for Levelling-Up, Housing and Communities – DLUHC) for each scheme. Project initiation documents have been completed for all six projects and business cases are being progressed, with a summary update as follows:		
<b>Destination Mansfield Parks:</b> A consultant has been appointed to support the development of a masterplan and to guide the extent of the works to be undertaken as part of the project. An inception meeting has been held and an initial scoping exercise undertaken of potential works. A stakeholder consultation survey has also been undertaken and the findings will be key in shaping the masterplan and future of the park. The consultants have also been appointed to work with the Council to produce the business case to secure the Towns Funding, focusing on the immediate opportunities offered by the Towns Funding but additionally, ensuring that the works offer scope for wider developments through future funding opportunities.		
<b>Key Milestones:</b> <ul style="list-style-type: none"><li>• Stakeholder Engagement (subgroup steering) – Complete</li><li>• Anticipated Business Case Submission (as at September 2021) – March 2022</li></ul>		

- Begin Delivery (dependent upon approval and acceptance of funding) – Over the 2022/23 and 2023/24

### **Destination Mansfield Branding:**

Work on the business case has commenced, with a proposal for the place marketing strategy, branding strategy and development of the package of direct measures is under development. Soft market testing is underway, alongside an overview of good practice from various sources which will help inform and finalise the respective elements of the business case. In addition, this work will link to the town centre masterplan and related strategies to form a vision and coherent programme of activities over the long-term.

#### Key Milestones:

- Stakeholder Engagement - Completed
- Anticipated Business Case Submission (as at September 2021) – February 2022
- Begin Delivery of Brand Creation – Over 2022/23
- Begin Delivery of Events – 2022/23

### **Mansfield Woodhouse Station Gateway:**

A variation to the original planning permission has been approved which will see the completed scheme create 3 units rather than four, reflecting market demand, with the footprint of the building remaining the same. The scheme has now been re-costed and the business case is being revised in light of this. Discussions are also ongoing with Homes England regarding a longstanding clause in an original agreement, requiring the repayment of the Derelict Land Grant once a scheme is finalised. Once agreed, the business case will be finalised, supported by a value for money assessment and finally, an independent overview.

#### Key Milestones:

- Anticipated Business Case Submission (as at September 2021) – January 2022
- Begin Delivery – April 2022

### **SMART Mansfield:**

AD Business Solutions has been appointed to create a business case for the scheme, which will see the installation of a LoRaWA (Low Power, Wide Area) Network, being a district-wide platform on which the Council and its public and private partners can build a series of uses and develop wide-ranging opportunities for smarter digital interventions. Initially, the plan is to develop a smart parking approach to the town centre, offering real-time information to car park users, maximising the spaces available and facilitating greater visitor time to the town centre. Thereafter, a wide range of opportunities will be explored with partners. Given the specialist and technical nature of this proposal, discussions have been held with partners on both the technical issues involved in procurement and the development of the economic section required for the full business case.

The precise budgetary envelope and the finalisation of the full business case will govern to what extent further smart interventions can be facilitated utilising the Town Deal resources but there looks to be considerable scope for additional commercial and public service-led opportunities once the network is available. This will be the subject of further discussion with the partners and the Place Board. The Network affords the opportunity to support a number of wider projects but crucially, other Town Deal projects, notably the Destination Mansfield Parks and Destination Mansfield Branding projects. Finally, the Network looks to have significant potential to support Mansfield's wider environmental and low carbon ambitions.

#### Key Milestones:

Anticipated Business Case Submission (as at September 2021) – January 2022  
Begin Delivery – Summer 2022

### **Warsop Health Hub:**

A delivery group has been established for the project, with a clear brief to develop the full business case and

ensure key milestones are met. A specialist health facilities consultant has now been appointed to support this process and to develop the costings, supporting Strategic Leisure and the Council to undertake scheme design and business case works. Fields In Trust have in principle agreed to the land swap for the site of the Health Hub and progress on the business case will support the parallel process for applying for the required Sport England co-funding.

Key Milestones:

- Anticipated Business Case Submission (as at September 2021) – February 2022
- Begin Delivery – April 2022

**VWNC Future Tech and Skills Exchange:**

VWNC continue at pace to develop the required business case. The match funding bid has been submitted to Education and Skills Funding Agency for £3.8m to match the Towns Fund money. Given its status, the draft business case has been through an informal external assurance process, which has raised a few queries which will be the subject of review shortly. A new heritage consultant has been commissioned to review the design work given the sensitivities over key features and buildings on the site, notably the frontage of the former Arts School building on site together with Ashfield House, being incorporated as part of the scheme. Once this has been worked through, the planning permission will be ready to submit.

Key Milestones:

- Anticipated Business Case Submission (as at September 2021) – January 2022
- Begin Delivery – 2023/24

**Overview**

Programme assurance measures have been established to oversee the programme management of the funding and to ensure good progress is made, linking with the Towns Fund Policy Advisor within the East Midlands Team of the Cities and Local Growth Unit. This will be shared at the next meeting of the Board.

The Board will note the progress with and indeed in some cases the challenges facing the respective projects. The focus is on the delivery of the full business cases with each project and the signing-off by the Mansfield District Council's Section 151 Officer, with the endorsement of the Board. The above referenced dates for completion as originally and indicatively set September 2021 may in some cases be subject to review. Again, this has been the subject of discussion with the Towns Fund Policy Advisor and will be subject to a future report to and review by the Place Board.

In that light, a series of Place Board dates will be established over the course of the next quarter to ensure the Board has the opportunity to receive requests for the endorsement of the respective projects and their business cases as they are ready, accompanied by a presentation for each.

**Exempt information:**

None

**Recommendation(s): To note progress on Towns Fund projects**

1 **REASONS FOR RECOMMENDATIONS**

N/A

2 **BACKGROUND (INCLUDING OUTCOMES OF CONSULTATION)**

N/A

3 **OTHER OPTIONS CONSIDERED IN MAKING RECOMMENDATIONS**

3.1 N/A

4 **DOCUMENTS REFERRED TO IN THIS REPORT**

4.1 N/A