

Mansfield Connect

Levelling Up Fund Submission
Update to Mansfield Place Board 21st July 2022



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District Council

LUF 'ELEVATOR PITCH'

Mansfield Connect sees the regeneration and re-purposing of a locally valued but long-vacant department store to create a new civic and community hub.

It brings partners, agencies, residents and communities together, reactivating Mansfield town centre, driving transformational change in service delivery, breeding confidence and unlocking our entrepreneurial spirit.

A successful Levelling-Up Fund submission offers a once in a generation opportunity to provide a beacon for residents of all ages and backgrounds and a focus for the key services and amenities the Mansfield community wants and expects.

Reflecting Mansfield's strong heritage and independent spirit, Mansfield Connect will offer a welcome worthy of the place, enabling public, private, educational, health and voluntary service partners and their wider stakeholders to respond collaboratively and develop new solutions to the challenges facing the town and district.

The repurposing of this landmark building in the town centre will have a catalytic effect, bringing to life a new integrated space, stimulating private sector investment and reactivating the town over the 24/7.

Three Interconnected Delivery Strands Driving Transformational Impact



1. Our Connected Places

Reactivation of Beales will help to support economic growth and diversification across Mansfield Town Centre high streets, supporting (and creating) jobs and delivering additional economic output.

2. Our Connected Communities

Mansfield Connect will deliver new and additional training and education outcomes; improved health outcomes via the new health centre and opportunities for recreation within the building itself and within new public realm.

3. Our Connected Services

Mansfield Connect will facilitate closer collaboration and partnership working between key public sector partners; will create financial savings relating both to co-working and fact that the building will be more suited to post pandemic operational models and community benefits relating to improved access to public services.

LEVELLING UP WITH MANSFIELD CONNECT

Our desired outcomes

1. Connecting Place: boosting town centre vitality.

Uplift in the quality, attractiveness and sustainability of the immediate environment. The project will directly transform local footfall levels and spend – with c.800 workers plus potential for significant additional footfall from learners and service users. Combined, these effects will help to enhance perceptions of the town centre and catalyse commercial and residential investment in a number of nearby opportunity sites.

2. Connecting Communities: enhancing community wellbeing.

Creation of new and more diverse employment and enterprise opportunities, with onsite capacity for c.400 jobs in enterprise space, and up to 500 learners per annum; positive health outcomes for local residents linked to better access to healthcare.

3. Connecting Services: public service leadership & transformation.

The project will provide residents with stronger & more responsive access to the support they need, while also enhancing the operational resilience of public sector partners

How we will deliver

We will provide space for **new civic, commercial and flexible spaces** which not only breathe life back into the building, but also into the town centre more broadly.

We will accommodate a mix of **different types of uses**, from fundamentally important public and local government services to fine dining and health and beauty provision, to spaces for student-led business start-ups and flexible event space available for all members of the community, the **building will be activated at all hours of the day**.

A new active frontage will make the streets feel more **welcoming, safer and more accessible** to more vulnerable groups, stimulating further private sector interest and investment in this neglected part of the town.

We will demonstrate leadership in how **buildings can be repurposed** in response to the climate emergency

We will **strengthen existing partnerships and build new ones** to deliver a more coordinated response to local challenges.



TICKING THE LUF BOXES



**Regenerate &
Repurpose**



**Bring key services
into the town
centre**



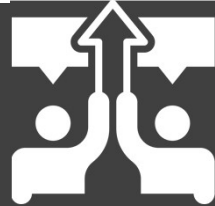
**Town centre
vibrancy**



**Increased
employment**



Education



Enterprise



Community



**Addressing
inequality**



**Unlocking wider
investment**



**Far reaching
impact**



**Welcoming, safe
and accessible**



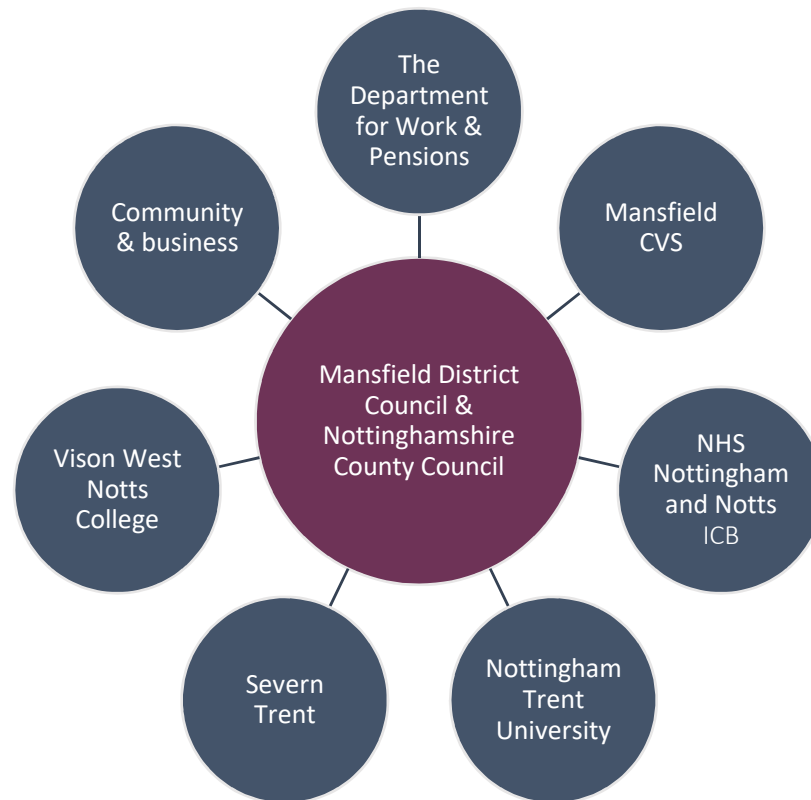
**Environmental
sustainability**

KEY ELEMENTS OF THE LUF SUBMISSION

1. Introducing Mansfield Connect	<ul style="list-style-type: none">i. Backgroundii. Visioniii. Our partnersiv. Stakeholder engagementv. Outcomes
2. The Case for Mansfield Connect	<ul style="list-style-type: none">i. Local & national policy prioritiesii. Responding to local neediii. The impactsiv. Theory of Changev. Economic benefits & Value for money
3. The Project in More Detail	<ul style="list-style-type: none">I. Spatial contextII. Current building conditionIII. Our proposalsIV. Uses and activities
4. Delivering Mansfield Connect	<ul style="list-style-type: none">i. Budgetii. Programmeiii. Governance



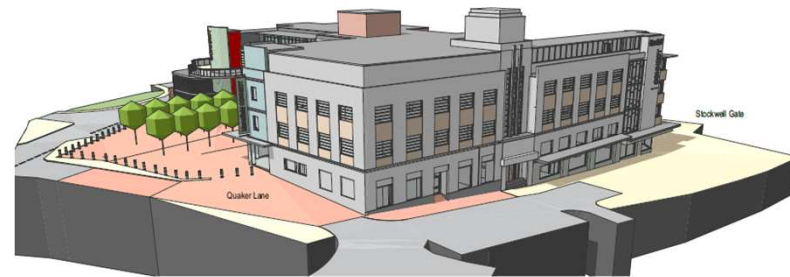
PARTNERED WORKING SETS THE FOUNDATIONS OF OUR INNOVATIVE APPROACH



- Established Project Stakeholder Group, committed to working together going forwards (MoU and Letter of Support).
- Funding, other contributions by the partners and their respective requirements are on-going discussion the project develops.
- External advisor support to develop the bid provided by proven specialists:
 - **Arc Partnership** – A joint venture between NCC and Scape, Arc has focused on initial design and accommodation matters and will move on to also support procurement and construction.
 - **PRD** - Advisors on place-making, impact and delivery, PRD has previously developed successful LUF bids and supported a range of public sector-driven projects. PRD is providing bid writing support and will provide further business case and mobilisation support.

FROM BEALES TO MANSFIELD CONNECT

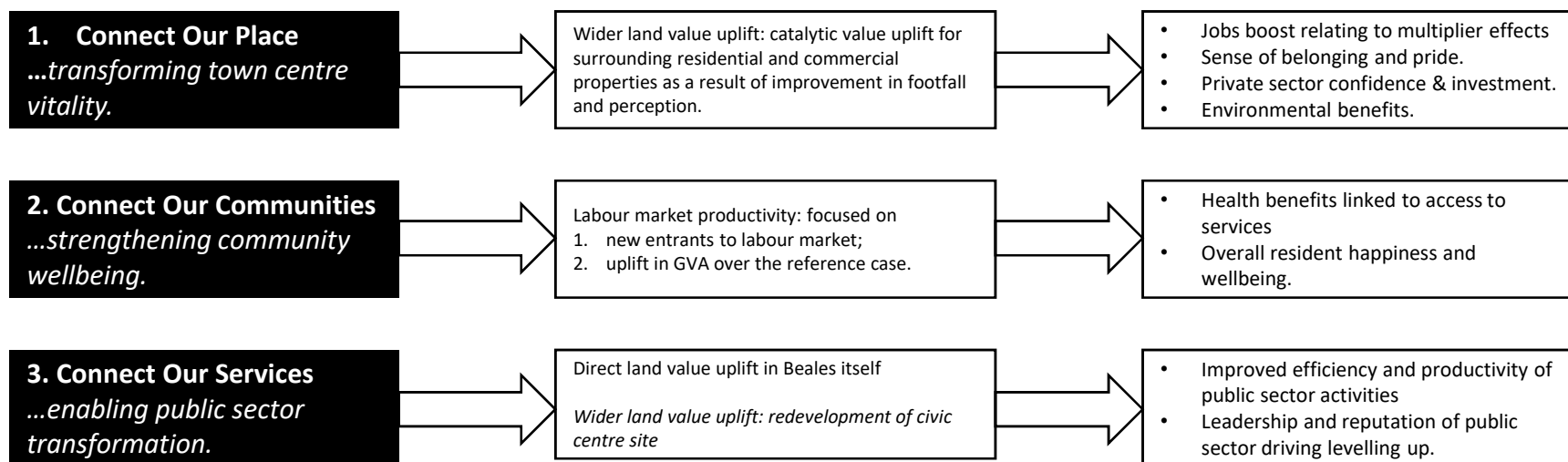
Indicative concept designs have been produced by Arc Partnership to support the proposal




MANSFIELD CONNECT: COST BENEFIT ANALYSIS

- Five main channels through which benefits are being monetised: Direct land value uplift; Wider land value uplift (commercial and residential; Productivity (new labour market entrants; GVA uplift linked to enterprise centre).
- The nature of the project also means there are significant non-monetised benefits linked to co-location of public services, the environment and overall wellbeing.
- Costs of £25.75m (£20M LUF + c. £ 5.75m match) supporting a Benefit to Cost Ratio of (LUF Only) £2.44, BCR (LUF plus match) £1.90

EXEMPLAR RE-ACTIVATION OF A HIGH STREET LANDMARK WILL...





Portal open! (15th July) Submission deadline (2nd August) – funding announcement expected in Autumn Statement

Review and refresh governance & update the business case and refine partner contributions (From Summer)

Business Plan drafting and sign-off (Aug-22 to Apr-23)

RIBA Stage 1 design and surveys (Aug-22 to Apr-23)

Pre-application planning advice (Apr-23)

Initial facilitation works (e.g. partial demolition, marketing wrap, structural repairs and façade / roof treatment) (Apr-23 to Dec-23)

RIBA Stage 2 concept designs, surveys and costings (Apr-23 to Sept-23)

Final negotiations and signing Agreements for Lease with key stakeholders (Apr-23 to Nov-23)

RIBA Stage 3, planning approval and revised costings (Sept-23 to Oct-23)

RIBA Stage 4 detailed design and contractor procurement (Oct-23 to Sept-24)

RIBA Stage 5 and major works undertaken (Sept-24 to Nov-26)

Practical completion, tenant fit-outs and decant of major stakeholders to create the new hub (Sept-26 onwards)

THE ONWARD PROJECT JOURNEY