

## Appraisal Panel Summary

### Scheme Details

<b>Project Name</b>	Peel Square		
<b>Grant Recipient</b>			
<b>SCR Executive Board</b>	Infrastructure	<b>MCA Funding</b>	£1,755,000
<b>% SCR Allocation</b>	76.89%	<b>Total Scheme Cost</b>	£2,282,555

### Appraisal Summary

<b>Project Description</b>
<p>Barnsley Metropolitan Borough Council (BMBC) is investing in the renewal and diversification of commercial and economic activity within Barnsley town centre. The overall vision for a 'Better Barnsley' is long-held – and is outlined in the aims of the Town Centre Prospectus (2014): the blueprint for diversification and sustainable growth.</p> <p>Peel Square sits at the north west edge of the town centre. The area currently has a range of small retail outlets, a supermarket and Job Centre Plus. There are a number of designated heritage assets, namely Grade II listed properties at 1 and 3 Peel Square.</p> <p>The proposed development seeks to enhance the historic town centre by removing market stalls and street furniture to improve its importance and the setting of listed buildings. The existing underground Victorian toilets are permanently closed to the public and above ground structures removed to create a simple, flexible public space which can accommodate pop-up markets and events.</p> <p><b>Peel Square will be re-established as a historic town space, with:</b></p> <ul style="list-style-type: none"> <li>▪ A simple square that re-defines this area as a key space for the town;</li> <li>▪ The removal of stalls and clutter to open up views of the fantastic buildings; and,</li> <li>▪ A flexible event space with opportunities for pop up stalls.</li> </ul> <p>The proposed investment will create a high quality public realm which will have significant benefits for Town Centre's economic performance. The enhancements to the public realm are the result of extensive consultation with local stakeholders and will create distinctive and accessible spaces and streets which will also have benefits for the wider built environment. The project will deliver a complete refurbishment of the square and the specification for the work includes re-surfacing, lighting, signage and drainage.</p> <p>A grant of £1,755,000 is sought from SCR's Getting Building Fund and will pay for the following activities:</p> <ul style="list-style-type: none"> <li>▪ Removal of existing market stalls;</li> <li>▪ Removal of below ground public toilets and mass fill void;</li> <li>▪ Install services for stall power boxes;</li> <li>▪ Install hostile vehicle mitigation measures;</li> <li>▪ Prepare ground for and install agreed surface finish; and,</li> <li>▪ Refurbishment of existing disabled toilet on the boundary of Peel Square.</li> </ul> <p>The project will deliver a complete refurbishment of the square and the specification for the work includes re-surfacing, lighting, signage and drainage.</p>
<b>Strategic Case</b>
<p>The Applicant has presented a clear rationale of improving use and attractiveness of public space for trading and public events, encourage longer time spent in the area, and therefore greater economic spend. This rationale is part of a wider plan to improve the town centre.</p> <p>The scheme aligns to SEP by enabling economic growth, the scheme is providing opportunities to all (inclusive) and is improving the place to be a safe retail opportunity, using the highest quality natural materials (sustainability).</p>

The Applicant has included SMART objectives split into short term (delivery-specific) and long term (scheme-specific). Scheme-specific include average spend per person targets by 2030, safety survey results and key dates for use of the space. Further work could be done to attach realistic metrics to the scheme including usage and utilisation.

The Applicant has provided a limited assessment of the options, with none of the alternative expected to provide the desired outcomes. A more robust business cases would consider an alternative approach to secure the outcomes, however this limitation does not undermine the Preferred Way Forward.

### **Value for Money**

Overall, the Economic assessment has been undertaken adequately, in a proportionate and relevant manner given the scope and project type.

The Economic Case appraisal has been undertaken in line with relevant guidance using the Barnsley Growth Model to determine levels of GVA uplift given expected changes in employment in the area as a result of the scheme. Additionality, Displacement and Leakage have been taken into account.

Two BCRs of 1.76 and 1.94 have been presented indicating the GVA benefit and the GVA benefit with net Amenity impacts included, respectively. The BCRs provided demonstrate 'medium' value for money.

### **Risk**

The allocation of risk is proportionate for a scheme at FBC, with many of the uncertainties which arise through the scheme design process resolved. The main cost uncertainty relates to removal of below ground toilet facilities. COVID is highlighted as a risk in term of the timing for delivery of the scheme, then also for the use of the Town Square. BMBC have indicated they will following the latest Government guidelines.

### **Delivery**

A plan is in place including Governance structure - regular board meetings with all required stakeholders, a list of risks and mitigations, and a plan for succession planning. Some of the content could be made more scheme specific, but overall it is considered that the Governance is in place as part of the wider Masterplan to successfully manage the scheme.

Key Milestones and Delivery Constraints/Risks have been mapped and dated to be able to understand the key points during the delivery timeframe.

Procurement is planned to be a variation to existing competitive tender for the Glass Works, carried out by Henry Boot Construction Limited. This is a scheme requiring similar skillsets for delivery, so it is acknowledged that this may provide benefits in terms of economies of scale and deliverability considering timescales.

Clear timescales are outlined, with enabling works by March 2021, Demolition by May 2021, Landscaping by July 2021 and Completion of Service Diversions by November 2021.

All statutory requirements have been complete, and the scheme has tender price returns. The scheme is ready to be delivered.

### **Legal**

There are no State Aid concerns regarding this application, with all works set to be undertaken by Barnsley Metropolitan Borough Council. All works are to take place on land or highway owned by the Council.

## Recommendation and Conditions

<b>Recommendation</b>	Progress to Contract Award subject to conditions
<b>Payment Basis</b>	Payment on defrayal
<b>Conditions of Award (including clawback clauses)</b>	
<p><i>The following conditions must be satisfied before contract execution.</i></p> <p><i>The following conditions must be satisfied before drawdown of funding.</i></p> <p><b>The following conditions must be included in the contract</b></p> <p><i>BMBC to work with the MCA to ensure suitable Monitoring and Evaluation is undertaken.</i></p>	

Record of Recommendation, Endorsement and Approval					
Peel Square					
Appraisal Panel Recommendation		Board Endorsement		MCA Approval	
Date of Meeting		Date of Meeting		Date of Meeting	
Head of Paid Service or Delegate	Ruth Adams Deputy CEX	Endorsing Officer (Board Chair)		Approving Officer (Chair)	
Signature		Signature		Signature	
Date		Date		Date	
S73 Officer or Delegate	Simon Tompkins Finance Manager	<b>Statutory Finance Officer Approval</b>  <b>Name:</b>  <b>Signature:</b>  <b>Date:</b>			
Signature					
Date					
Monitoring Officer or Delegate	Steve Davenport SCR CA Solicitor				
Signature					
Date					