

NORTH LINCOLNSHIRE COUNCIL

**LEADER OF THE COUNCIL -
REGENERATION, MARKETING & STRATEGIC FINANCE
CABINET MEMBER**

CAPITAL WORKS TO SCUNTHORPE MARKET

1. OBJECT AND KEY POINTS IN THIS REPORT

- 1.1 To approve the progress of a programme of capital improvement works to Scunthorpe Market

2. BACKGROUND INFORMATION

- 2.1 One of the service priorities identified for Infrastructure Services is to explore options and agree a plan to reinvigorate North Lincolnshire Markets.
- 2.2 The Economic Development and Corporate Issues Scrutiny Panel review of North Lincolnshire Markets in 2009 led to the allocation of £25,000 for a feasibility study in 2010/11, to explore works needed to improve Scunthorpe Market. A further £100,000 was allocated for capital works to the markets.
- 2.3 Out of this capital allocation new canopies were purchased for Brigg Market. This leaves £93,000 available to spend on works identified through the feasibility study.
- 2.4 The feasibility study identified the Old Hall as the first priority in need of revitalising. Low footfall and an increasing number of vacant units are adversely affecting trade. Many of the vacant units are in need of modernisation to make them more attractive to potential traders. The outdoor market (Old Barn) has seen a continuing decline in the number of stalls that are occupied.
- 2.5 Three priorities were subsequently identified:
- To consolidate the trading area bringing in stalls from the Old Barn
 - To attract more shoppers to the market through regular events
 - To refurbish some vacant stalls ready for new traders

- 2.6 The proposals were taken to the Market Traders Liaison Group on Monday 10 January for their consideration.
- 2.7 Work is planned to start in late February 2011 and last approximately 12 weeks. It will commence with the refurbishment of vacant stalls shown on the plan attached. Once these stalls are refurbished traders from the two blocks of stalls by the entrance will occupy them. This will allow the demolition of two blocks of stalls and the creation of the new raised area, to be known as 'The Podium @ Scunthorpe Market'.
- 2.8 The Podium will create a meeting space and a venue to hold exhibitions and events several times a month. These will include children's activities, fashion shows, craft demonstrations and even tea dances. The emphasis will be on fun and educational events for all ages but the space can be booked out commercially for product launches and demonstrations.
- 2.9 Traders from the Old Barn will then move into the refurbished stalls. Trading will cease in the outdoor area with a view to demolishing the vacant stalls in the next financial year. Some of the rear exits will be closed during trading hours to improve the flow of shoppers around the market.
- 2.10 The majority of the works is planned to take place from Monday to Thursday when the Old Hall is closed to the public. Steps will be taken to ensure that the disruption to existing traders during the works is minimised, with the Old Hall remaining open during the works.
- 2.11 An urgent decision is requested to allow the works to proceed to the time-scales suggested.

3. **OPTIONS FOR CONSIDERATION**

- 3.1 The Cabinet Member has the following options available for consideration.
- **Option 1** – Do nothing
 - **Option 2** – Approve the progress of the works suggested
 - **Option 3** – Suggest alternative works to those proposed.

4. **ANALYSIS OF OPTIONS**

- 4.1 **Option 2** is suggested as the best option. It addresses the priorities associated with the Old Hall, improving the environment for traders and shoppers alike within the constraints of the funding available. Further, it rationalises trading into a smaller indoor footprint by bringing traders currently located outdoors into the indoor market thereby adding to the sense of vibrancy of the market. This should enhance the shopping experience for customers. The creation of an event space should help

to create a more diverse interest and hopefully attract shoppers who might otherwise not consider using the market.

5. RESOURCE IMPLICATIONS (FINANCIAL, STAFFING, PROPERTY, IT)

5.1 Financial

The total cost of the works amounts to £118,535. The remaining capital budget of £93,000 together with a saving on the feasibility study leaves a shortfall of £10,535. This will be met out of existing budgets, particularly via staffing establishment savings arising from unexpected vacancies that have arisen during the course of the current financial year.

5.2 There are no further staffing, property or IT related implications.

6. OTHER IMPLICATIONS (STATUTORY, ENVIRONMENTAL, DIVERSITY, SECTION 17 - CRIME AND DISORDER, RISK AND OTHER)

6.1 A premises licence is being sought for The Podium and all events will run in line with current legislation.

7. OUTCOMES OF CONSULTATION

7.1 Consultation has taken place with traders through the Market Traders Liaison Group. Those traders directly affected by the proposals were also fully consulted and their requirements taken into account when refurbishing and allocating the stalls.

8. RECOMMENDATIONS

8.1 That the Cabinet Member approves the progress of a programme of capital improvement works for Scunthorpe Market as set out in this report.

DIRECTOR OF INFRASTRUCTURE SERVICES

Hewson House
Station Road
Brigg
North Lincolnshire
DN20 8XY
Author: Christine Edwards
Date: 09/02/11

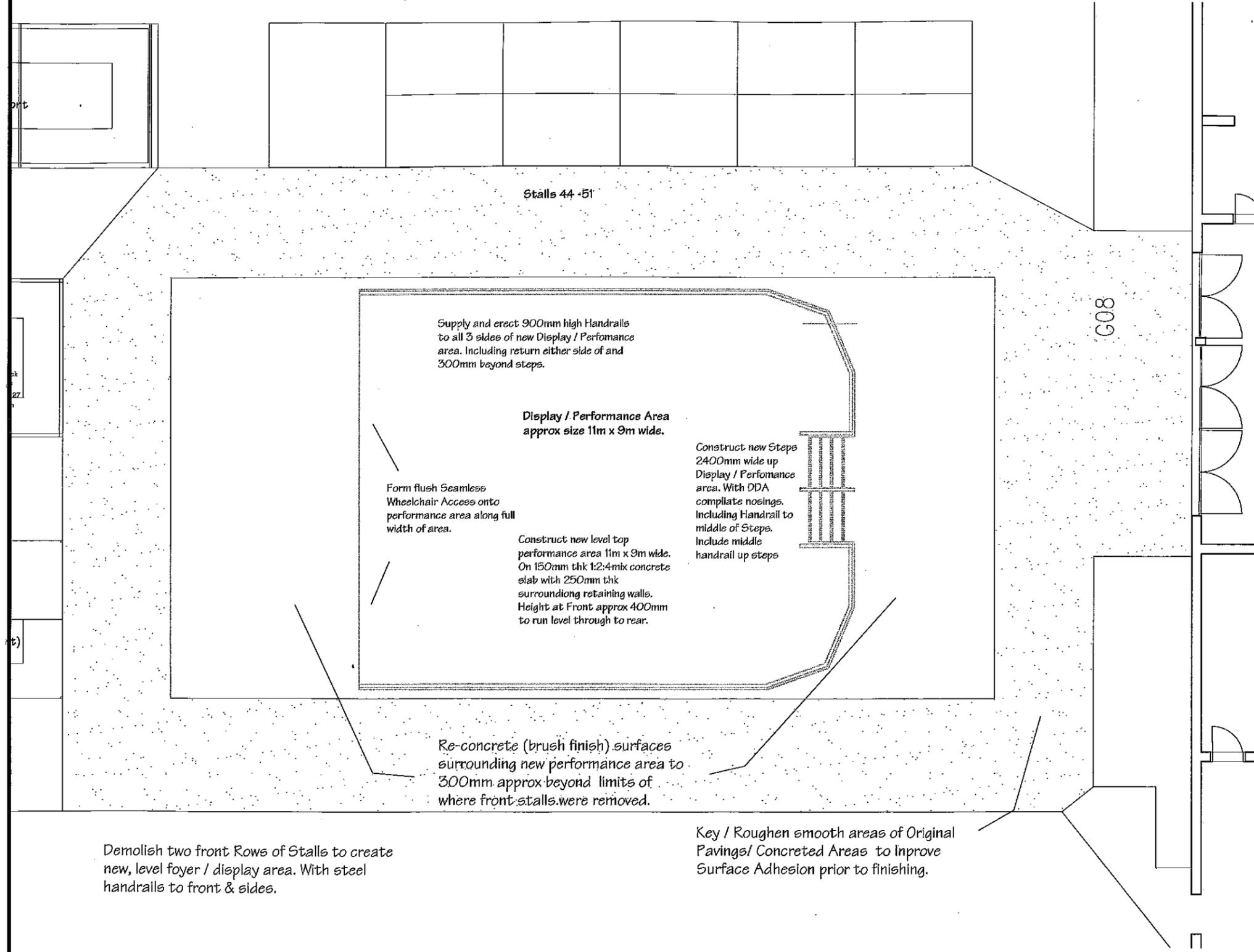
Background Papers used in the preparation of this report: None

Notes:



www.northlincs.gov.uk

Peter Williams BSc, DMS, CEng, MBE, MCM, AMRMCSE
 Head of Property Services
 PO Box 53
 Hewson House
 Station Road
 Brigg, North Lincolnshire
 DN20 8XY



Stalls 44 -51

Supply and erect 900mm high Handrails to all 3 sides of new Display / Performance area. Including return either side of and 300mm beyond steps.

Display / Performance Area approx size 11m x 9m wide.

Form flush Seamless Wheelchair Access onto performance area along full width of area.

Construct new level top performance area 11m x 9m wide. On 150mm thk 1:2:4mix concrete slab with 250mm thk surrounding retaining walls. Height at Front approx 400mm to run level through to rear.

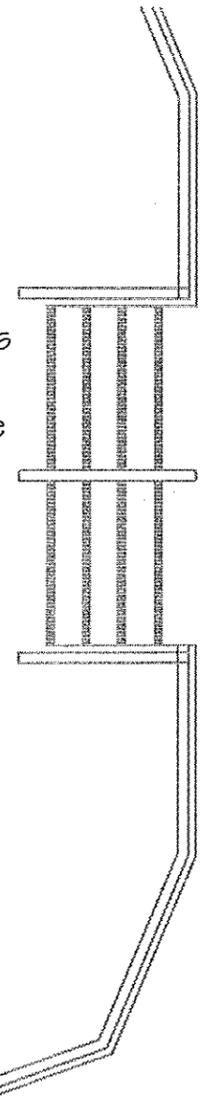
Construct new Steps 2400mm wide up Display / Performance area. With DDA complete nosings. Including Handrail to middle of Steps. Include middle handrail up steps

Re-concrete (brush finish) surfaces surrounding new performance area to 300mm approx beyond limits of where front stalls were removed.

Key / Roughen smooth areas of Original Pavings/ Concreted Areas to Improve Surface Adhesion prior to finishing.

Demolish two front Rows of Stalls to create new, level foyer / display area. With steel handrails to front & sides.

Construct new Steps 2400mm wide up Display / Performance area. With DDA complete nosings. Including Handrail to middle of Steps. Include middle handrail up steps



Rev.		Date	By

Repaint all Floors to Old Hall with 2 Coat Epoxy non slip Floor Finish Suitable Coloured to Improve Light and Appearance within Hall Include Row Markings And Multi coloured feature floor to newly created Display Area.

Project Scunthorpe Market Old Hall Phase 2
 Drawing Title Demolition of Stalls & Creation of Performance Area

Project No.	13139	Drawing No.	BS08 0
Issue:	design stage	Date	Jan 2010
Drawn	TRG	Checked	XXX
Scale @ A3	1:50	Contact	e-mail: trevor.steans@northlincs.gov.uk
8	8	8	8
8	8	8	8
8	8	8	8
8	8	8	8

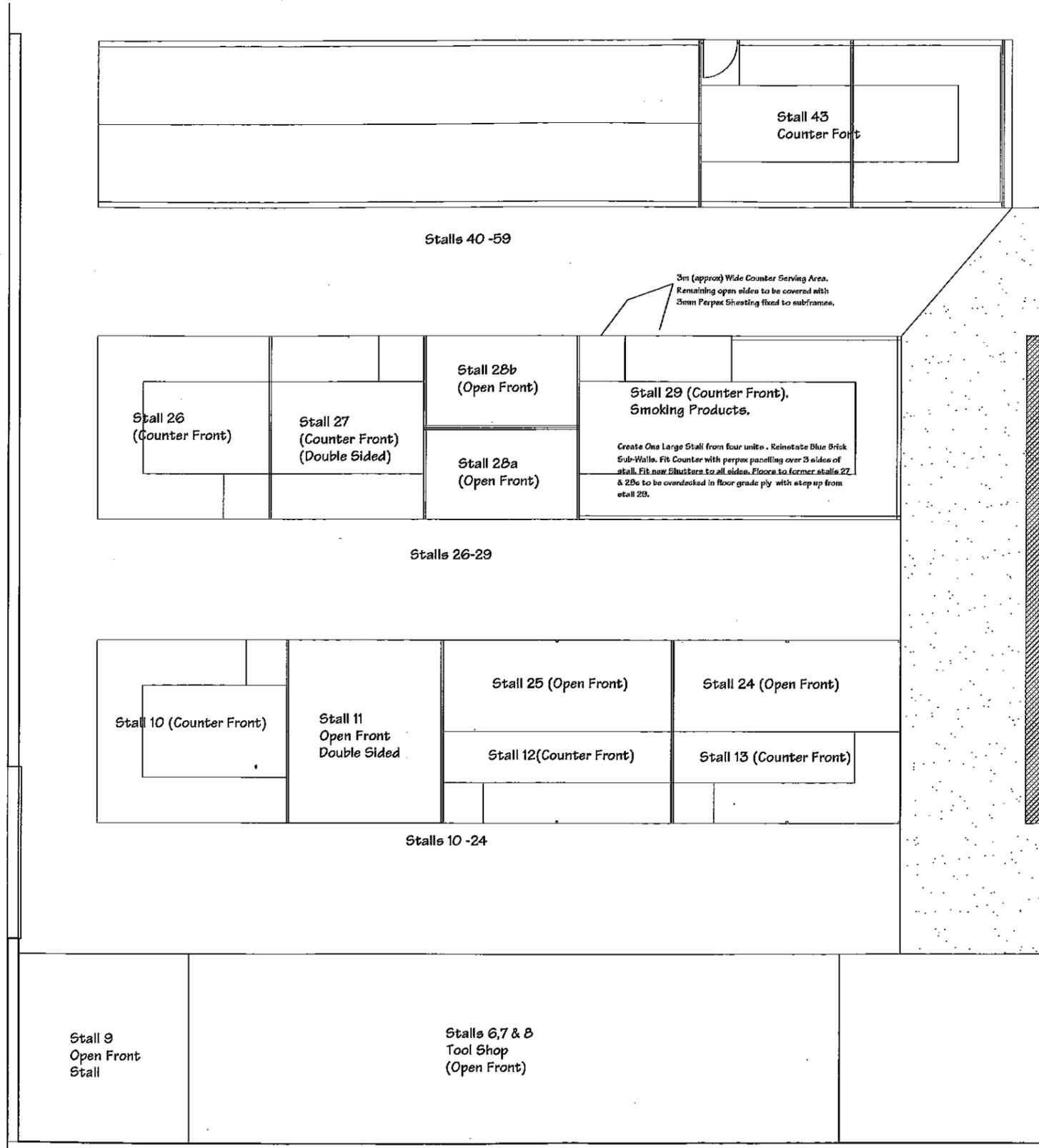
Tel: 01724 296729

Notes:



www.northlincs.gov.uk

Peter Williams BSc, BMS, CEng, MEd, MCAL, AMAR&E
 Head of Property Services
 PO Box 53
 Hewson House
 Station Road
 Brigg, North Lincolnshire
 DN20 8XY



Stall 43. (Mobile Phones)
 Renew Counter Tops to 3 Sides.
 Clean Brickwork to Lower Walls
 Overboard Floor within stall with ext grade Ply laid level on battens.
 Supply / fit 4No Shutters to Sides Approx size 2.94m wide x 1.4m drop
 Supply 1No Shutter to Approx size 3.08m wide x 1.5m drop.
 Clad end wall complete with Slat Wall Panels

Stalls 26-29. Generally.
 Rip Out old fittings to expose basic stalls.
 Partition off Individual Stalls As Shown and Clad both sides of newly formed stall walls with Slat Wall Panels.
 Clean and Retain Concrete Floors within Individual stalls where sound and level. Where a difference in levels exists within a Stall, Overboard Floor with 25mm ext grade Ply laid level on sound tanalised timbers secured to sub floor.
 Supply / fit 12No Secure Powder Coated Roller Shutters between stanchions to secure all sides of individual stalls Approx size 3-3.2m wide x 2.0-2.1m drop. Note Shorter Drop (1.6m approx) to Stall 29.

Stalls 24 & 25 Presently one large Open Front Stall in Good Cond with decent cond Carpets to floor, slat wall and units to rear and oneside and glazed screen to end.
 Work req'd: Build new dividing wall to create two individual stalls Fit new full height shutters to front. Paint End screen and frame.

Stalls 10-25. Generally.
 Layout stall sizes to remain the same See attached spec / schedule of works for info on works to individual stalls

Stalls 6-8 Former Cafe..
 Convert into one single Unit and one triple unit See attached spec / schedule of works for info on works to individual stalls

Rev.	Date	By

Project Scunthorpe Market Improvements Refurbishment Phase 1	Project No. 13139	Drawing No. BS08 0	Rev. 0
	Issue: design stage		
Drawing Title Stalls Requiring Refurbishment	Drawn TRS	Checked XXX	Scale @ A3 1:100
	Date Jan 2010	Contact e-mail: trevor.steans@northlincs.gov.uk	Tel: 01724 296729
8	8	8	8
8	8	8	8