

ECONOMIC DEVELOPMENT COMMITTEE

18 NOVEMBER 2020

OLLERTON TOWN CENTRE

1.0 Purpose of Report

- 1.1 To provide Members with an update on discussions regarding Ollerton Town Centre and to seek support for additional feasibility work jointly with Ollerton & Boughton Town Council (OBTC) and the Forest Shopping Centre (FSC).

2.0 Background Information

- 2.1 Members will be aware of a raft of ongoing activity by the District Council and its partners across Ollerton and the wider area. This includes but is not limited to:

- the new Pool at the Dukeries Leisure Centre
- the Ollerton Hall redevelopment
- A614/617 road Improvements, including Ollerton roundabout
- the Ollerton & Boughton Neighbourhood Study and associated 'Place' proposals for the estate regeneration scheme at Hallam Road/Stepnall Heights (currently paused pending Secretary of State approval of land transfer).

- 2.2 Alongside and aligned to these interventions has been the previous work on the proposed Public Sector Hub, a One Public Estate (OPE) project between the Council and Clinical Commissioning Group (CCG) which sought to create a multi-purpose hub for local residents to access council, social, and healthcare services. This scheme failed to progress, with plans being shelved in late 2018 given difficulties of aligning capital funding and commitments across the key partners.

- 2.2 In September 2019 a further meeting of OPE partners operating in the locality was held, with a view to maintain relationships, ensuring synergy and avoiding duplication. As part of this meeting it was clear that there remains a commitment from some partners to revisit how best to deliver and host linked and wrap-around services in Ollerton Town Centre. Members will be aware that this already happened, prior to shut-down as a result of the Covid-19 pandemic, with respect to the collaborations between the Department for Work and Pensions, Citizens Advice, Ollerton & Boughton Town Council (OBTC) and NSDC as part of their Outreach service at the current Ollerton Town Hall.

- 2.3 What was equally clear at the OPE event, was a need for a partner agency to lead on feasibility development and bringing forward proposals. The District Council felt well-placed to take up this role, given the collaborative services we already deliver; given our knowledge, commitment, evidence and relationships built through the Ollerton & Boughton Neighbourhood Study process (which continues and will be the subject of an update report to the January 2021 Committee) and given our Town Centres agenda as detailed in the then recently (now revised) adopted Community Plan. Alongside this, there is a good understanding of partner aspirations and plans, including around transport infrastructure and the potential future expansion of the Robin Hood Line.

- 2.4 In addition to public sector partners District Council officers considered it appropriate to also engage with relevant private sector partners, the largest private landowner in a town centre context being the owners of the Forest Shopping Centre (FSC), an asset with a potential to be strategically significant to the centre given its aspect to both the high street to the north and the vacant former Courtaulds site (in OBTC ownership) to the south. An approach was made to the FSC to understand their own plans and aspirations. The landowner has indicated their interest in redeveloping their asset as part of a wider redevelopment which could include OBTC land. This opportunity would potentially allow for new retail units, diversified uses in terms of residential and public hub space for both NSDC and OBTC and enhanced linkages and public realm. The potential for other public sector partners to join the scheme, either pre or post construction, will be kept in active consideration. Tri-partite discussions between OBTC, SFC, and NSDC have now led to an agreement in principle to commission feasibility work to progress what this development could look like, its approximate costs and possible funding package to deliver it.

3.0 Proposals

- 3.1 It is proposed that SFC and NSDC jointly commission and pay for feasibility work on a new town centre redevelopment project, on the basis that OBTC remain engaged as a key partner and will allow their land assets to be part of this discussion. It is the opinion of the three partners involved, that working a scheme up which could be delivered without dependence on other partners, is the best way to make the project potentially deliverable notwithstanding this is what the feasibility work will test. Other partners will be approached once there is a project/scheme to discuss, with the opportunity for them to join at any stage.
- 3.2 The proposed feasibility commission will seek to assess high-level costing of a proposed redevelopment scheme, including identification of any capital deficit. The Council will then present findings, alongside proposed funding solutions (including but not limited to grant and lease commitments) to a future Committee meeting.

4.0 Equalities Implications

- 4.1 A full equalities impact assessment will be undertaken on any proposal for redevelopment of the Town Centre and associated public sector service delivery. It is expected that future service delivery will be significantly improved in terms of physical accessibility and connectivity for residents.

5.0 Digital Implications

- 5.1 During the next phase of works- feasibility and design concepts - digital implications will focus on the use of digital means for resident and stakeholder consultation. On a strategic level, the project will ensure linkages to the Councils Digital Declaration and incorporate the future of digital service delivery alongside a physical staff presence in any future hub.

6.0 Financial Implications (FIN20-21/4072)

- 6.1 Budget provision of £0.300m (funded by the Change Management reserve) has previously been allocated in order to fund feasibility work towards the regeneration in Ollerton & Boughton.

6.2 As per the report to Policy & Finance during November 2019, the net receipt generated by the sale of Ollerton Hall will be ring-fenced towards regeneration proposals within the Ollerton & Boughton areas.

7.0 Community Plan – Alignment to Objectives

7.1 The Regeneration of Ollerton Town Centre, with associated enhancement in public sector service delivery (NSDC and OBTC), meets a number of Community Plan Objectives directly including to:

- Create vibrant and self-sufficient local communities where residents look out for each other and actively contribute to their local area (through a community hub)
- Delivery inclusive and sustainable economic growth (through an enhanced town centre offer)
- Continue to maintain the high standard of cleanliness and appearance of the local environment (through a revamped town centre with potential pedestrianised open space)
- Reduce crime and anti-social behaviours and increase feelings of safety in our communities (through a better town centre design, designing out crime)
- Improve the health and wellbeing of residents (through accessibility of services)

8.0 RECOMMENDATIONS that:

- (a) the content of the report be noted; and**
- (b) the outcome of the feasibility study be presented to a future meeting of this Committee, alongside proposals for wider consultation and engagement with partners**

Reason for Recommendations

This report is to keep Members informed of the latest activity underway to bring forward proposals for the regeneration of Ollerton Town Centre and the development of a Sherwood Services Hub.

Background Papers

Nil

For further information please contact Matt Lamb on Ext. 5842

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