

REPORT TO:		Cabinet	
DATE:		15 January 2020	
PORTFOLIO:		Cllr Paul Cox - Deputy Leader - Environmental Services	
REPORT AUTHOR:		Steve Riley – Executive Director (Environment)	
TITLE OF REPORT:		Redevelopment of Peel Street Accrington.	
EXEMPT REPORT (Local Government Act 1972, Schedule 12A)	Options	Not applicable	
KEY DECISION:	No	If yes, date of publication:	

1. Purpose of Report

- 1.1 To consider reducing the market stall/unit overcapacity by removing the external market pavilion/canopy and stone kiosks along Peel Street and redevelopment to provide additional town centre car parking, incorporating new paving and associated street furniture.

2. Recommendations

- 2.1 That Cabinet approves in principal the removal of the external pavilion/canopy, stone kiosks facing Peel Street and subsequent redevelopment of the area to provide additional town centre car parking, with comparable paving, street furniture continuing from the town square and expansion of the building lighting to the Southeast side of the Market Hall; and
- 2.2 That Cabinet authorises and delegates authority to the Executive Director (Environment) following consultation with the Executive Director (Legal & Democratic Services) to undertake the necessary steps involved in serving the appropriate legal notices to terminate leases/licences agreements granted to the Peel Street kiosk/market tenants and any supplementary legal notices/agreements to third party utility providers and/or the Highway Authority; and
- 2.3 That Cabinet requests the Executive Director (Environment) following consultation with the Portfolio Holder responsible for the Markets and Leader of the Council, to provide proposals for the relocation of the Peel Street kiosk/market tenants within the remaining market site; and

- 2.4 That Cabinet authorises the Executive Director (Environment) to appoint a Project Manager who will commence site investigations/surveys, produce detailed drawings and undertake a tender exercise; and
- 2.5 That Cabinet request a further report with full project costs and timescales for consideration at a later date.

3. Reasons for Recommendations and Background

- 3.1 A previous scheme back in 2016/17 looking to remove market stall overcapacity gained general support from market traders and Members. However, there was no funding available at that time so the project did not progress past design concept stage.
- 3.2 Due to the continued reduction in footfall from the shift towards on-line shopping and expansion of retail centres/supermarkets, it is recognised there is substantial market stall overcapacity located within the external pavilions and some stone kiosks on Peel Street.
- 3.3 Market traders have voiced their concerns that since the relocation of the bus station, there has been a reduction in footfall and alluded that insufficient town centre parking is not allowing customers easy access to the Market Hall. Traders continue to be supportive of the idea to remove the overcapacity on Peel Street, if the redevelopment provided additional short term car parking and thereby attracting customers into the Market Hall.
- 3.4 Due to the acknowledged overcapacity, there is a political wish to see the pavilions removed and to provide more town centre parking. Such a scheme could incorporate a continuation of the town square paving, street furniture and raised planters onto Peel Street and open up the Southeast façade of the Market Hall, which was the original Market Hall main entrance in the early 1900's.
- 3.5 The Council no longer has the resources or expertise to design, undertake a tender exercise and project manage a scheme of this scale and the appointment of an experienced engineering Project Manager will bring a wealth of experience and potentially value for money advantages.
- 3.6 Officers continue to hold discussions with the traders from the Peel Street Kiosks and outside stalls on how best to accommodate them within the indoor Market Hall/external pavilion on Market Way if the project was to proceed. However, where tenants cannot be relocated with their agreement, the Council will follow the appropriate statutory procedures.
- 3.6 Cabinet is also considering a proposal to redevelop part of the ground floor indoor Market Hall into a social hub serving food and drinks and the availability of car parking directly outside would only help attract customers to the venue.

4. Alternative Options considered and Reasons for Rejection

- 4.1 The Council could continue to operate the external market kiosks and stalls but this has been rejected as shopping habits continue to change. There is an acceptance from traders that there is insufficient demand and overcapacity and therefore a strong wish to see this external space redeveloped for additional town centre car parking.

5. Consultations

- 5.1 Leader of the Council, Portfolio Holder for Markets, Planning Officers, Market Traders, Lancashire County Council Highways and Historic England.

6. Implications

Financial implications (including any future financial commitments for the Council)	<p>Appointing a Project Manager to undertake the site investigations/surveys, produce detailed drawings and tender exercise would cost circa £40,000. The project management fees and constructions costs would only be incurred should Cabinet decide to proceed.</p> <p>There will be additional costs involved in relocating the tenants from the Peel Street Kiosks and these will be provided within the further report presented to Cabinet for consideration.</p>
Legal and human rights implications	<p>These are identified in section 3 of the report.</p> <p>The further report to Cabinet will give details of any legal arrangements required to implement the project should Cabinet decide to proceed.</p> <p>No human rights implications identified at this stage.</p>
Assessment of risk	<p>There is a risk of abortive costs as detailed above and the legal notices served on the Peel Street kiosk tenants would have to be withdrawn if the project did not proceed.</p>
Equality and diversity implications <i>A Customer First Analysis should be completed in relation to policy decisions and should be attached as an appendix to the report.</i>	<p>None Identified at this stage.</p>

7. **Local Government (Access to Information) Act 1985:**
List of Background Papers