

NEWCASTLE-UNDER-LYME BOROUGH COUNCIL

**EXECUTIVE MANAGEMENT TEAM'S
REPORT TO**

Cabinet
10 January 2023

Report Title: Progress report on the proposed Multi-storey car park at Ryecroft

Submitted by: Executive Director Development and Growth

Portfolios: Finance, Town Centres and Growth

Ward(s) affected: Town

Purpose of the Report

To provide an update on progress made on the Multi-storey car park project.

Recommendation

That Cabinet

- 1. Notes the progress made on the Ryecroft multi-storey project, including timescales for planning application submission and its subsequent construction.**
- 2. Notes the progress made on the wider Ryecroft site against the delivery of the Ryecroft Blue Print.**
- 3. Authorises the Executive Director – Development and Growth, in consultation with the Portfolio Holder, Finance, Town Centres and Growth to enter a Pre-construction Services Agreement with Morgan Sindall for enabling and infrastructure works on the car park and the wider Ryecroft site, to further work up further details for a linear park on Ryecroft and to instruct Morgan Sindall to submit an outline planning application for the Ryecroft Masterplan.**
- 4. Note that a further Cabinet Report will be presented prior to any construction contracts being awarded for the multi-storey car park.**
- 5. Agree that the new Multi-Storey Car Park on the Ryecroft site will be named 'Castle Car Park'.**

Reasons

The Council has secured £11m from DLUHC (Department of Levelling up and Housing Communities) from the Future High Street Fund for the redevelopment of the Ryecroft site including the development of a new multi-storey car park.

The Council appointed Morgan Sindall as Design and Build Contractor and it is appropriate to update Cabinet on progress to date and plan for the next stage of investment in this project.

This project is a key step in the key Town Centre developments that are planned through the Future High Street Fund and Town Deal grant monies.

1. **Background**

- 1.1 In December 2020 MHCLG (now DLUHC) confirmed to the Council that its Future High Street Fund business case submission had been successful and that £11,048,260.00 was approved for Newcastle town centre. In January 2021 the Council submitted confirmation of its acceptance of the grant and detailed that the funding would be used to secure the demolition of the former Civic Offices, design and build a new multi-storey car park, acquire and demolish York Place and undertake public realm works.
- 1.2 In April 2021 the Council agreed to accept the grant offer and funding agreements were signed. A total of £3,500,000 was allocated to the new multi-storey development.
- 1.3 In December 2021 Morgan Sindall were chosen as Design and Build Contractors following a procurement exercise using the Pagabo framework.

2. **Update**

- 2.1 The Council have been working closely with Morgan Sindall and their design team to develop proposals for the site.
- 2.2 A RIBA Stage 2 report was issued in September 2022 with a RIBA Stage 3 report following in December 2022. Throughout this period pre-application discussions have been held with NuLBC Planners and SCC Highways and the scheme was presented to Design Midlands review panel in December 2022. The application for planning is to be submitted in January 2023 and, assuming consent is granted, construction would commence in May 2023 and completed by March 2024.
- 2.3 The proposed multi-storey car park will deliver 450 new spaces along with 39 Electric Vehicle charging spaces and 11 disability spaces. Access to and egress from the new car park is via Liverpool Road.
- 2.4 The next steps for the car park project are to submit the planning application in mid January 2023 and, assuming planning consent is granted, commence construction in May 2023 with completion anticipated in March 2024.
- 2.5 Further to the above the Council will start to develop the plans to undertake the wider enabling and infrastructure works across the Ryecroft masterplan site, as well as develop a linear park, at the same time as the car park is being built out which will help establish clearly identifiable elements / development parcels of the masterplan / site. Morgan Sindall have proposed that this is undertaken at the same time as the construction of the new car park as levels across the site for drainage will need to be addressed and that economies of scale and on site efficiencies will benefit from the parallel works being undertaken.
- 2.6 It is proposed that Pre-Construction Services Agreement with the incumbent contractor Morgan Sindall be agreed and the development of the scheme worked up into a deliverable project, with designs, timescales and costs reported upon.
- 2.7 A further report to Cabinet detailing costs and recommending approval to enter into a contract to construct the new car park will follow as will a separate report for the infrastructure works when the development works have been established, as per above.
- 2.8 On the wider Ryecroft development the two further development plots are being developed by NuLBC and Aspire. The Aspire site for the new Head Quarters Building and 70 apartments for

over 50 year olds is currently being designed with a planning application due for submission in late Spring 2023, with a view for a construction start in 2024.

2.9 The middle development plot is currently being investigated as a mid range three star hotel and a feasibility / viability study will be completed in January 2023 and a separate Cabinet Report will be presented when a business case has been established.

2.10 The development of the Multi Storey Car Park ahead of the Aspire development and the Hotel development will create a sense of place and position of the Blue Print aspirations and creates a holistic development programme for the later developments to proceed, without leaving the site uneven, unattractive and a continuing blight on the Town Centre.

3. **Proposal**

3.1 Assuming planning consent is given it is proposed that a main contract is entered into for the construction of the new car park subject to cost confirmation that will be detailed in a further report to Cabinet.

3.2 It is proposed that the new Multi-Storey Car Park at Ryecroft be named 'Castle Car Park'.

4. **Reasons for Proposed Solution.**

4.1 The decision to will enable the project to progress as per the programme agreed with Government and the Future High Street Fund awards and commitments.

4.2 To use this Government funding opportunity to support delivery of Council Plan objectives.

4.3 To uplift the status of Newcastle town centre as the heart of economic, social and community life in the Borough.

5. **Options Considered**

5.1 Various options in terms of layout, materials used and main construction method have been considered during the design development of the car park.

6. **Legal and Statutory Implications**

6.1 The Local Government Act 2000 gives local authorities the powers to promote the economic, social and environmental well-being of their areas. As part of the FHSF the Council will be required to comply with funding conditions.

7. **Equality Impact Assessment**

7.1 The nature of the project is intended to seek benefits for all people who use the town centre and to support the economic and social health of Newcastle town centre as a destination.

8. **Financial and Resource Implications**

8.1 There is a sum of £3,500,000 allocated towards the project from Future High Streets Fund. In addition to this there is £400,000 funding from the Newcastle Town Deal Fund in respect of the EV Charging Points with the remaining £7,100,000 being funded from the Council Capital Programme. A further report to Cabinet confirming costs and funding will follow.

8.2 The Council's contribution to the new multi-storey car park in the sum of £7,100,000 has been included within the 10 year Capital Programme which will be presented for approval at the February Full Council meeting as part of the 2023/24 Budget Setting Process.

8.3 Part of the Council's funding of the new multi-storey car park will come from the sale of the existing Midway Multi-Storey Car Park.

8.4 The new multi-storey car park will offer parking in a sustainable car park, providing electric charging points. Car parking fees for the new car park will be set once the car park is complete and will be on a cost recovery basis.

9. **Major Risks**

9.1 The main risks around the delivery of the new multi-storey car park are material cost inflation and increased borrowing rates affecting the overall cost of the scheme. The risk of planning being refused has been minimised through a series of pre-application meetings and presentation to an independent design review panel.

10. **UN Sustainable Development Goals (UNSDG)**

10.1 Newcastle town centre is a highly accessible location, encouraging greater use of its land and assets enhances its role as a centre for services, leisure, retail and living and its connection to local residents. In that respect, the project supports the realisation of the following UNSDG objectives:-



11. **Key Decision Information**

11.1 This is not a Key Decision

12. **Earlier Cabinet/Committee Resolutions**

12.1 October 2019, Cabinet concerning development of the second stage FHSF bid and procurement of consultancy support.

12.2 December 2019, Economy Environment & Place Overview and Scrutiny Committee Town Centre Funding Update (information item)

12.3 July 2020, Cabinet concerning approval for submission of bid into MHCLG (now DLUHC)

12.4 April 2021 Cabinet accepting FHSF Grant monies and grant conditions

12.5 December 2021 Contract Award to Morgan Sindall

13. **List of Appendices**

13.1 Ryecroft Masterplan image

13.2 New Car Design images

14. **Background Papers**

14.1 Future High Street Fund Submission July 2020.