



PRCC.28 13/14

Prosperous Communities
Committee

Date: 15 October 2013

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**Subject: Former Guildhall site and other council owned land in
Gainsborough town centre**

Report by:

Director of Regeneration and Planning

Contact Officer:

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Purpose / Summary:

To appraise members on the current position with regard to the redevelopment of the former Guildhall site and associated land and to seek approval for the next steps, including the establishment of a cross party member steering group.

RECOMMENDATION(S):

1. That members agree to the establishment of a member steering group to take this project forward (outlined in the report)
2. That members agree to take forward the project based on all the land owned by the Council in Gainsborough town centre in order to meet the needs of the town.

Legal: None at this stage (legal and procurement advice will be taken as the project develops)

Financial : FIN/28/14 None at this stage, however financial implications of the project costs will be clarified as the project and business cases are developed.

Staffing : None at this stage

Equality and Diversity including Human Rights : None at this stage.

Risk Assessment : Low at this stage

Climate Related Risks and Opportunities : This is an opportunity to provide facilities at the centre of Gainsborough which will help prevent trips to surrounding towns in order to access those facilities.

Title and Location of any Background Papers used in the preparation of this report:

None

Call in and Urgency:

Is the decision one which Rule 14.7 of the Scrutiny Procedure Rules apply?

i.e. is the report exempt from being called in due to urgency (in consultation with C&I chairman)

Yes

No

X

Key Decision:

A matter which affects two or more wards, or has significant financial implications

Yes

No

X

1. The Current Position

- 1.1 The current project to develop the old Guildhall area for a cinema, hotel and restaurants has now been formally ended. This is due to the hotel operator being unable to agree a deal with the potential developer that would have produced a viable scheme.
- 1.2 The need for leisure uses in the centre of Gainsborough is still pressing as is the need for a hotel which can provide a consistent standard of accommodation.
- 1.3 There is a need, therefore, to restart the process of attracting new leisure uses to the town centre which is vital if Gainsborough is to have the facilities in its town centre to provide for the planned growth over the next twenty years.

2.0 Principles for the New Process

- The development of the project should be guided by cross party engagement to develop a common vision for the areas that will be included. This is recommended to take place through the establishment of a working group that will have cross party representation.
- Engagement with stakeholders and the community should be at the heart of the process.
- The cross party working group will engage directly with key businesses and land owners in the town.
- This will be a fresh start and, whilst lessons will be learnt from the previous Elswitha Quarter project, this is a different approach and will be seen as such by including other council owned land within the town centre which might be able to meet the needs identified.
- Any new development brief prepared to promote the sites in the town will ensure that it explicitly deals with the status of all the sites.
- Any proposals emerging from the project will be realistic and achievable and will reflect what the market can achieve as well as taking account of the council's appetite for investment in projects.
- The sites will be marketed by engagement with both national and European developers/investors to ensure interest in the sites are maximised.
- The project will be focused around all the sites the council owns within the town centre and how they can be used to expand the range of uses in the town to support its long term growth plans

and meet the need leisure uses and to broaden the night time economy.

- The process will be open and transparent with members at the heart of decision making.
- A sound project management approach will be adopted (including the assessment of risk).
- Quick and efficient delivery (subject to the principles of good governance)

3.0 Process and Timetable

- 3.1 That the cross party working group be established, after approval by the Prosperous Communities Committee 15 October 2013. The Membership of the group being agreed at this meeting and the political representation being comprised of 3 Conservatives, 2 Liberal Democrats, 1 Labour and 1 independent member.
- 3.2 During November and December 2013 the Working Group will agree it's terms of reference, how it will involve stakeholders and the process for bringing forward proposals for the sites.
- 3.3 February 2014 Prosperous Committees to agree a development brief for the sites to attract the necessary investment and receive feed-back from the stakeholder engagement and the work of the cross party working group.