

BOROUGH OF KETTERING

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Report Originator	Rochelle Mathieson	<i>Fwd Plan Ref No:</i> A20/017	
Wards Affected	ALL	15 th September 2020	
Title	ALFRED EAST ART GALLERY, LIBRARY AND MANOR HOUSE MUSEUM – GLaM		

Portfolio Holder: Cllr Scott Edwards

1. PURPOSE OF REPORT

- 1.1 To update members on the progress of the project GLaM
- 1.2 To outline the anticipated funding for the programme
- 1.3 To confirm next steps and governance process required

2. BACKGROUND INFORMATION

- 2.1. The vision for Kettering Town Centre, as set out within the Town Centre Delivery Plan 2018 – 2025, is for it to be a vibrant place at the heart of the community that is characterful, distinctive and fun.
- 2.2 Kettering benefits from having a cluster of heritage assets located within the town centre – Alfred East Art Gallery, Library and Manor House Museum (GLaM) these assets hold a huge amount of opportunity and potential to deliver on this vision and support our changing town centre.
- 2.3 Noting the uniqueness of the cluster of facilities, the changing environment of our town centre, the opportunity for diversification of service delivery and the wider social and economic benefits that come from investing in cultural and creative sectors; together with representatives from Northamptonshire County Council and key stakeholders, we have dedicated resource to proactively seeking opportunities to support cultural-led regeneration within Kettering town centre, and GLaM is considered as a cornerstone to achieving this.
- 2.4 Our collective ambition for GLaM is to become a Cultural Anchor for North Northamptonshire. Whilst the facilities are valued and well used, there are key physical constraints which prevent them from elevating and transforming into a visitor destination. The aim of this project is to improve these assets and diversify their uses in order to change the way communities access and engage with culture and creative industries, unlock economic growth through skills development, job creation and boosting the visitor economy.

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- 2.5 In 2018 we began working collaboratively with NCC and key stakeholders to articulate the project beyond merely concept, and to explore external funding opportunities which would realise capital investment to support our ambition. A feasibility study conducted in 2019 identified options to significantly improve and transform the physical assets. This included a proposal to reconfigure and improve the internal usage of the sites, the construction of a two-storey extension to the rear of the Gallery and improvements to external landscaping. It is important for members to note that these plans are initial feasibility to outline the opportunity and inform capital expenditure proposals, they do not represent the final design, which is subject to further technical design, consultation and planning permission.
- 2.6 Subsequently the Council submitted an expression of interest to South East Midlands LEP's (SEMLEP) Local Growth Fund, which set out a £3.9m capital project to transform the sites, this included prospective match funding of £900k which was considered to be a viable mix of S106 and contributions from both KBC and NCC, and whilst it was not successful within the final round, it was approved as a 'pipeline project'.
- 2.7 In response to the COVID19 crisis the Government in July 2020 announced plans for a £900 million Getting Building Fund (GBF), which aims to deliver jobs, skills and infrastructure across the country.
- 2.8 Working with SEMLEP and under extremely tight deadlines, SEMLEP's identified 'pipeline projects' including GLaM, were assessed and put forward as part of SEMLEP's submission to government requesting funding for a selection of projects across the region. GLaM received wide support from the Local Growth Fund Board members, with all North Northamptonshire Councils confirming their support.
- 2.9 On 4th August 2020 Government announced that SEMLEP has been allocated £27.3m from the GBF for a wide-ranging package of projects that will deliver a much-needed boost to the local economy. Of which, GLaM, subject to the final due diligence process, will have secured a £3m capital grant investment.

3. PROJECT NEXT STEPS

- 3.1. The government have set an ambitious timeline for delivery of the national programme, with the expectation that capital works are completed by January 2022, which in turn means that they expect planning consent to be secured by December 2020.
- 3.2 The project has now entered the final due diligence process which on conclusion will result in final funding contracts being issued, likely to be in October 2020. It is important that members note that until such time any project activity undertaken is done so at our own risk. However, there will be no financial commitment in excess of the current budgets (As detailed in table1) until the

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funding contracts are completed. SEMLEP anticipate normal practice in relation to eligible project spend, which is to accept spend from the date of formal project commencement (1st September 2020), rather than from date of the signed funding contracts. Forthcoming advice from government is expected shortly.

- 3.3 Due to the tight timescales it is vital that the project progresses swiftly. Therefore, the Council have secured the relevant external specialists to form a technical project team who will work with the Council through to the construction phase.
- 3.4 A delivery programme has been developed which has formed a series of updates as part of the financial due diligence process with SEMLEP. Using the feasibility study as the basis for further design and consultation will help to build on the foundation of work carried out to date to ensure we can deliver within the timescales
- 3.5 The project will work closely with key stakeholders including Historic England to maximise benefit by integrating and aligning closely with the High Street Heritage Action Zone programme.
- 3.6 A summary of the indicative capital funding breakdown is set out in table 1, this is subject to further assessment and the due diligence process. A report will be taken to Full Council in September 2020 for approval.

Table 1.

GLaM	£000
Museum refurbishment and internal works	800
Manor House Gardens / public realm	200
Gallery Refurbishment	163
Gallery Extension and internal works	1,610
Library roof	300
Library internal refurbishment	867
Total Scheme Cost	3,940
Budgets already in the Capital Programme	
Town Centre Improvements and Regeneration	100
GLaM	100
Additional Budget Requirement	3,740

Additional Financing	£000
Getting Building Fund	3,000
KBC Economic Development Reserve	440
NCC Contribution	300
Total Additional Financing	3,740

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3.7 It is important to note that the figures in *Table 1* set out that the investment of £640k from Kettering Borough Council and £300k from Northamptonshire County Council will leverage a total of over £3.9m into improvements in Kettering Town Centre's creative and cultural facilities.

4. CONSULTATION AND CUSTOMER IMPACT

4.1. The Project aligns with the implementation of the Kettering Town Centre Delivery Plan 2018 – 2025. This plan was developed following feedback from the Kettering Town Centre Conference 2017. The Project was also highlighted within the subsequent Town Centre Conference which took place in February 2020, and formed part of the planned future timeline for 2020 and beyond.

4.2 Through the development of the feasibility study in 2019 we were able to consult with staff and key stakeholders aligned to the three facilities, including; Friends of groups and Civic Society. Additionally, the project has been introduced to Historic England and it is recognised as a fantastic complementary project alongside the Hight Street Heritage Action Zone (HSHAZ) which will run concurrently until 2024.

4.3 As we move to the next phase of the project with the security of capital funding, the project team will develop a community engagement plan, aligned, where appropriately, to the HSHAZ activity.

4.4 Following the closure of the Gallery, Library and Museum due to the COVID19 related restrictions the project team will consider the most appropriate approach to operating the services in the immediate future. Currently the Gallery and Library are open to the public with COVID secure restrictions in place, however the Manor House Museum, due to the nature of the building has had to remain closed. It is therefore recommended that the Museum remains closed to the public until the building improvements have been concluded. Any closures impacting the Gallery and Library will be confirmed and communicated as soon as the programme allows, where possible we will look to rehouse service delivery, develop outreach / digital content and preparatory programming work for future exhibitions.

5. POLICY AND FINANCIAL RESOURCE IMPLICATIONS

5.1 The Kettering Town Centre Action Plan (AAP), adopted in July 2011, sets out aspirations for the town centre up to 2021. The vision for Kettering Town Centre is 'to create a vibrant heart for Kettering; a place that is characterful, distinctive and fun'.

5.2 The process for the financial due diligence stage requires the Council to demonstrate how they can match fund the GBF capital grant and provide an indication of the delivery programme and spending profile. The Council's

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additional match funding of £440,000 will be funded through the Economic Development Reserve.

- 5.3 When reflected alongside HSHAZ programme it equates to an investment of over £8m towards cultural-led regeneration within Kettering Town Centre over through the combination of the HSHAZ £4.0 and GLaM projects of £3.9.

6. HUMAN RESOURCE IMPLICATIONS

- 6.1 Additional staffing to support the project will consist of time allocated from established posts as well as, utilising salary savings to secure technical and capacity support.

7. LEGAL AND EQUALITY IMPLICATIONS

- 7.1. Both the Art Gallery and Museum are assets owned and managed by Kettering Borough Council. The Library is owned and managed by Northamptonshire County Council and categorised as a statutory facility. All three assets are Grade II listed buildings and sit within the Kettering Town Centre's conservation area.
- 7.2 An appropriate partnership agreement such as a Memorandum of Understanding (MoU) will be developed between KBC and NCC, to set out the partnership arrangements, terms and financial commitment. This will be aligned to the grant award terms and conditions.
- 7.3 Any works procured would need to be done in accordance with the Council's financial procedures and Standing Orders

8. CLIMATE CHANGE IMPLICATIONS

- 8.1. Implications will be considered as part of any procurement process
- 8.2 Implications will be considered within the development of the programme and delivery of physical works, and will align with Historic England's statement on Climate Change in relation to Historic built environment which recognises the importance of climate change mitigation.

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9. RECOMMENDATION

That the Executive;

9.1 Note the project and approach;

9.2 Endorses, the indicative funding; and

9.3 Recommend the additional Capital budget of £3,740,000 to Full Council for approval.

Background Papers:

Getting Building Fund <https://www.gov.uk/guidance/getting-building-fund>
Guidance

Kettering Town Centre https://www.kettering.gov.uk/downloads/download/13782/kettering_town_centre_delivery_plan
Delivery Plan

Date 24th

August 2020

Contact Officer R Mathieson