

Executive Advisory Panel Service Delivery, Performance and Customers

6th December 2021

Report Title	Corby Town Fund – Multi-Use Building Update
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Appendix A – Corby Town Investment Plan – Programme of Projects – Executive Report – 18th November 2021

Appendix B – Capital Approval Process - Business Case Template

1. Background

- 1.1. To provide the Service Delivery, Performance and Customers Executive Advisory Panel with an update in relation to the Corby Town Fund and Multi-Use Project.

2. Background

- 2.1 In September 2019, the Department of Levelling Up, Housing and Communities (DLUHC, formally Ministry of Housing, Communities and Local Government) announced 101 towns who were eligible to bid for up to £25m through the Towns Fund. The objective of the Towns Funds is to drive the sustainable economic regeneration of our towns for long-term economic and productivity growth. This two-stage process was approved by Corby Borough Council's (CBC) One Corby Policy Committee in December 2019 (stage 1) and in January 2021 (stage 2) to:
1. Establish a Town Investment Plan for Corby - by the formation of the Town Deal Board and to produce a Town Investment Plan (TIP).
 2. Use the TIP to bid for Town Deal funding – bid for £25m for the four projects selected by the Town Deal Board.

- 2.2 This was delivered by working in partnership with key stakeholders in Corby, including the community and local businesses, through the Corby Town Deal Board. All the projects within the TIP were identified through wide-ranging consultation and engagement, and through collaboration with key partners who can help deliver change. Corby's TIP was submitted to DLUHC within the deadline set by government at the end of January 2021.

3. Award and Project Summary

- 3.1 In June 2021 it was announced, North Northamptonshire Council (NNC) was successfully awarded £19.9m for four projects detailed within Corby's Town Investment Plan in connection to the Town Fund. These projects are summarised below: -

- Sixth Form College at Chisholm House - Chisholm House, will be re-purposed and renovated to be a carbon neutral building using the latest innovative technologies to bring this ground-breaking and modern building to the heart of the town centre. It will attract 16- to 18-year-old, young adults from the surrounding Northamptonshire area.
- Multi-use Building – the site currently being proposed is located immediately adjacent to Chisholm House, the project is for a multi-purpose facility to provide permanent new accommodation for a modern Arts and Community Centre, as well as meet the identified demand for creative, media and the third sector uses. The site is an important gateway to the east of the town centre and will balance the significant investment to the west (including Corby Cube).
- Corby Station Links – will look to improve the public realm and provide an attractive and safe pedestrian/cycle connections between the town centre, Tresham College, and the train station along the southern route of Oakley Road. It will connect the station directly with the Chisholm House and the Multi-use Building projects and make a significant contribution to the active travel agenda and help to reduce congestion and emissions across Corby.
- Smart and Connected Corby – This project seeks to establish Corby as a smart and green town centre through harnessing connected and clean technologies. Using the latest connected and smart technology will enable us to monitoring flows of pedestrians, cyclists, motorists, shoppers, and visitors to understand the present and predict the future.

4. Multi-Use Building – Next Steps



- 4.1 Due to the reduction from the original bid amount of £25m to the awarded amount of £19.9m, it was agreed by the Town Deal Board to reduce the allocation for this project. £1.5m has therefore been allotted to this project, which is a reduction from the original ask of £3.34m. This reduction in allocation has made it necessary to consider a new site in the same area as the original (please see above photo, blue arrow original site. This was a new build with further private development above this site. The new proposed site is indicated with the black arrow. This is existing retail units, unused for some time.). The new site currently comprises of empty, unused retail units which will be re-purposed and renovated. This project along with the sixth form college, will give a much-needed rejuvenation to the area. The diversification of town centre uses will make a significant contribution to the town's diversity and future viability - through increases in footfall, spend, etc. This will build greater resilience into the daytime and evening economy.
- 4.2 Presently we are working closely with the owner's representative Sovereign Centros on the terms and conditions for this site. The next step would be to commission a robust study on the potential uses and requirements of this building.
- 4.3 This study will address the economic, business, and commercial requirements for the successful and viable operation of the uses identified via the feasibility study carried out early in the formation of this project and informed by key stakeholders.
- 4.4 The critical drivers behind the creation of such spaces will be considered as part of this study and include physical space, design, the mix of uses and associated synergies. The study will also look at what makes them successful, what uses are best co-located and the likely level of demand for the identified uses in Corby giving a strong indication on the best long-term use of this building. This study is anticipated to commence in the new year and take 4/6 weeks to complete.

- 4.5 Following on from this will be the design works, both the study and design are instrumental to any project of this type and will directly feed into the Business case which needs to be submitted to DLUHC by June 2022. The successful completion of the business case will unlock these funds and move the project into the implementation stage which is anticipated to commence in 2022/23.

5. Recommendations

- 5.1 The Service Delivery, Performance and Customers Executive Advisory Panel is asked to note the update as set out above