

## INFORMATION ITEM

REPORT OF	MEETING	DATE	ITEM NO
HEAD OF REGENERATION PROJECTS	PLANNING COMMITTEE	9 NOVEMBER 2022	7

### KIRKHAM FUTURES PROGRAMME UPDATE

#### PUBLIC ITEM

This item is for consideration in the public part of the meeting.

#### SUMMARY OF INFORMATION

This report provides an update with regards to progress on the Kirkham Futures Programme and shares the discussion notes of the Kirkham Futures Steering Group meetings.

Members are reminded that the Kirkham Futures Programme is funded through the High Street Heritage Action Zone Funding (HAZ), FHSF and Lancashire County Council funding and runs from April 2020 to March 2024. The programme is in the final two years of delivery and spend and progress to date on the individual projects is included within the main body of the report.

#### SOURCE OF INFORMATION

The Head of Regeneration and Projects and Kirkham Futures Programme Manager have produced the information based on current delivery of the programme.

#### LINK TO INFORMATION

Appendix 1: Kirkham Futures Steering Group meeting notes

#### WHY IS THIS INFORMATION BEING GIVEN TO THE COMMITTEE?

To provide an update with regards to progress on the Kirkham Futures Programme.

#### FURTHER INFORMATION

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## **Kirkham Heritage & Eco Skills Resource Centre, Hillside, 48 Preston Street Kirkham**

1. On 1 December 2021, the council approved the acquisition of the property known as Hillside, 48, Preston Street, Kirkham. The acquisition was to be funded from the Future High Street Fund grant award and would enable the commencement of repair and conversion works funded through both HAZ, FHSF and LCC to secure a sustainable future use for the building.
2. Subsequently in March 2022, the council acquired the Grade II Listed former Hillside restaurant at 48 Preston Street with the key objective being to establish a specialised centre to provide training in heritage and eco skills.
3. It was recognised prior to acquisition that Hillside was in a poor state of repair and the building was at risk. HAZ funding is in place to carry out emergency repairs to the external fabric of the building and JubbCrews chartered surveyors, based in Lancashire, have been appointed to specify and oversee the external works required. Contractor Heritage Property Repairs Northwest have been engaged to carry out the initial emergency works to secure the building and restore original lost or damaged historical features and prevent further damage to the building.
4. Emergency works are now underway at Hillside and a timetable for conclusion of these works is included below:

Project	Milestone	Expected Date	Revised dates
Hillside Urgent and External Repairs	Briefing and Review of existing information	April-July 2022	April-July 2022
	Set up and analysis	April-August 2022	April-August 2022
	Design Development	May-July 2022	May -July 2022
	Preparation of Construction contract	June-July 2022	September 2022
	Issue of draft licence for consideration to adjacent owner Merrie Men Inns to be agreed and signed	1 July 2022	September 2022
	Documentation of existing condition of adjacent property by contractor	July-August 2022	1 September 2022
	Erection of scaffolding & mobilise on site	Early September 2022	22 – 30 September 22
	Completion and handover & close out (12-14 week period of works)	Early December 2022	31 December 2022

5. Options for the future use of Hillside continue to be explored through a Mid-Term Review of the project in order that the revenue cost implications of each associated proposal can be fully considered together with an outline of revenue costs which could fall to the council.

6. On 1st December 2021, the council also approved the acquisition of the freehold interest of the property known as the former girls school/TSB bank 52 - 64, Poulton Street, Kirkham and authorised officers to seek a potential restaurant / community tenant to take on a 7-year lease.
7. Subsequently the property was acquired by Fylde Council in April 2022 and as previously reported DC & MG Associates have been appointed to provide consultancy services through RIBA Stages 0-6.
8. An indicative timetable for delivery of this project is included below:

Milestone	RIBA Stage	Revised Completion dates
Preparation & Briefing	RIBA Work Stage 0-1	26 September 2022
Concept Design	RIBA Work Stage 2	10 October 2022
Spatial Co-ordination up to and including Planning/Listed Building Submission	RIBA Work Stage 3	11 November
Planning Determination Period (may include application going to committee)	13 weeks	10 February 2023 1 March 2023 (committee date)
Technical Design including Tender Action/Building Regulation Submission	RIBA Work Stage 4	5 May 2023
Manufacturing and Construction including Project Administration and Practical/Site Completion (32 week period)	RIBA Work Stage 5	7 July 2023 - 16 February 2024
Close out including Project Administration and Retention Period	RIBA Work Stage 6	16 May 2024

#### **Kirkham Shopfront/Property Improvement Scheme**

9. Progress on the Kirkham Shopfront/Property Improvement Scheme began in earnest in November 2021 with the appointment of the Design Team consisting of North West Design Collective (NWDC), Joseph Boniface Architects and DC & MG associates, to assist with the process of drawing up plans for individual projects, submitting applications for all the necessary consents required for the individual schemes and preparing the tender paperwork for each individual project.
10. Following the appointment of the design team applications were invited from businesses and landlords, within the defined HAZ and FHSF areas of Kirkham Town Centre, who wished to apply to the scheme for funding towards property/shopfront improvements. Demand was high with over twenty-five applications received across both the FHSF and HAZ schemes and the application process has since been closed to new applications.
11. To date six projects have been tendered with three of these projects due to start works in January 2023 and complete by March 2023. A further 5 projects are due to be tendered in October 2022.

#### **Kirkgate Centre**

12. Members will recall that through Future High Street funding (FHSF) the Council had originally proposed to acquire and repurpose the Kirkgate Centre to create an alternative and sustainable use, in particular to see a scheme that would see the first and second floors converted to residential use to provide 22 two bed affordable apartments whilst the ground floor would be retained for active retail uses.
13. Unfortunately, despite ongoing conversations with several potential private sector providers and housing associations it has not been possible to secure a scheme at the Kirkgate Centre due to it not being viable for partner organisations engaged.
14. Senior officers have been in discussion with the Department for the Levelling Up, Housing and Communities around the possibility of reallocating/redistributing the funding to existing ongoing projects within the Kirkham FHSF. Subject to the funder's approval members of the Kirkham Futures Steering Group agreed that the priority for the redistributed funding should be to progress phase one and two of the public realms works which would subsequently benefit everyone in the community and town centre and that an additional amount also be allocated to the Former Girls Charity School, 52-64 Poulton Street, Kirkham to account for the substantial

increase in material and labour costs in relation to this scheme.

15. The change request documentation has now been submitted to the Department for Levelling Up, Housing and Communities with a proposal to reallocate the Kirkgate Funding to the Public Realm scheme and the Former TSB building.

### Public Realm Phase 1

16. Following a Public Realm Phase One Pre-start meeting, held on Wednesday 7 September 2022 with the preferred contractor, an indicative timetable for the delivery of Phase one of the Kirkham Futures Public Realm Scheme is now outlined below;

Project	Milestone	Expected Date	Revised date
Public Realm Phase 1	Contract Award Date	26/07/2022	12/09/2022
	Establish Site Compound	16/09/2022	09/01/2023
	Market Square Commencement	21/09/2022	18/01/2023
	Market Square Completion	13/04/22	22/06/2023
	Poulton Street Commencement	21/09/2022	30/01/2023
	Poulton Street Completion	10/03/2023	17/07/2023
	Landscaping Commencement	25/11/2022	29/03/2023
	Landscaping Completion	07/03/2023	22/12/2023 *
	Church Street and Roundel Commencement	15/03/2023	01/03/2023
	Church Street and Roundel Completion	18/05/2023	22/06/2023
	Resurfacing of Poulton Street Commencement	05/06/2023	18/07/2023
	Resurfacing of Poulton Street Completion	07/06/2023	27/07/2023
	Planned Completion	12/06/2023	31/07/2023 **
	Contract Completion **	14/09/2023	08/01/2024
	<b>Key dates to work around</b>		
	Christmas Embargo		01/12/2022 – 3/01/2022
	Remembrance Day		10/11/2022
	Christmas Lights switch on		26/11/2022
	Easter		07/04/2023-10/04/2023
	Club Day		10/06/2023

### Public Realm Phase 2

17. The programme for Phase two Public Realm works is currently being prepared by the Programme Manager and Head of Projects and Regeneration. This will align the works with the required funding timescales as stipulated by Lancashire County Council. The team is using the intelligence gathered through the Phase one works to inform the programme. Discussions with LCC's Highways team will also inform the programme, as well as consideration of the use of a partnership agreement to formalise the Section 278 approval process.

## **Programme Mid Term Review**

18. In addition to the continued delivery of each of the projects within the Kirkham Futures programme, Growth Lancashire has been commissioned by Fylde Council to undertake a Mid Term Review of the programme, with specific emphasis on highlighting the achievements and challenges the programme has faced to date. Growth Lancashire will seek to understand the opportunities and aspirations identified within the original business plan for the Hillside project, with a view to forming a revised opinion on the potential end use(s) of the Heritage and Eco Skills centre.

## **Health and Wellbeing Consortium 2020-2024**

19. Under the HAZ funding scheme, a Heritage & Well-being Consortium has been formed which brings together key partners who are in the process of running an exciting, innovative 4-year (2020-2024) programme of culture, heritage & well-being activities and interventions.
20. The project has already engaged many people in heritage themed activities in Kirkham.
21. Following the completion of an evaluation of year one and two of the Health and Wellbeing Project, a Year three programme of activity has been finalised with the support of the Project Steering Group and will see a renewed focus on engaging with Hard-to-Reach Groups.
22. On Saturday 24 September a Heritage Open Day & Artwork Launch was held at St Michael's Church in Kirkham. This was the first public viewing of the artworks created in the heritage, wellbeing and community engagement projects facilitated and developed by two artists working with local people in collaborative making and research workshops.
23. The open day featured Kirkham's Golden Threads - Making histories visible: Kirkham's Heritage of Flax production and manufacturing facilitated by textile artist Danielle Chappell-Aspinwall. An embroidered tapestry scroll created by Danielle, with an accompanying printed booklet of the research, sewing and embroidery by the group, Kirkham's History an A-Z Tour, a self-guided heritage and wellbeing map developed by Kremena Dimitrova, designer and illustrator and a display of specially commissioned documentary photographs of Club Day 2022, taken by Darren Andrews.
24. Green Close with Phoenix Rising were commissioned to produce these projects as part of the Heritage, Health and Wellbeing programme, building on from their heritage based social prescribing delivery in Kirkham funded through Historic England's High Street Heritage Action Zone with Fylde Borough Council.
25. The exhibition was also able to be viewed at the history lecture on St Michael's Day, Thursday 29th September at 7:30pm, which detailed the history of the Christian presence in Kirkham, which dates back to the year 680 AD.
26. The open day also provided the opportunity to promote a new creativity and heritage wellbeing programme being run by Phoenix Rising starting in St Michael's Church, Kirkham on Thursdays 1-3 pm: Kirkham Community Heritage Explorers running from 22nd September until December 2022.
27. Helen Shearn, the lead consultant on the Health and Wellbeing Project, has recently been invited to sit as part of an expert panel at a dedicated High Street Heritage Action Zone Conference to be held by Historic England in December in Blackpool. This conference will be an opportunity for Helen to share information and best practice on the success of the Health and Wellbeing project in Kirkham and to promote the Kirkham Futures Programme.

## HAZ Cultural Consortium 2020-2024

28. The programme of projects for year 2 of the Cultural Programme have been finalised and include:

**Kirkham's Heritage Thrills** – A Halloween inspired Flash Dance that promotes and celebrates local heritage. This will be videoed and released on Youtube/ TikTok, working with local dance company Euphoria Dance Studio on Poulton High St. (13 young people and 8 adults performing, with lots of helpers) To be released prior to Halloween.

**K for Kirkham** – working with the local schools and community to create a heritage inspired illuminated letter (medieval). The artist Maxine Lee, Mackie artist/ illustrator, will be picking up on some of the work that was done with the schools last year that couldn't be delivered due to Covid delivering workshops with the schools that engaged and also holding community workshops. This will result in a print, mural design, or something that can be used as merchandising. Created by the community working with a professional artist, providing high quality experiences and health and wellbeing opportunities. Promoting a sense of place.

**The 12 Days of Kirkham** – after much discussion KCC has decided to develop an opportunity where everyone can get involved in re writing this Carol for Kirkham. A Christmas Carol that will celebrate and promote local heritage, once again promoting a sense of place. This opportunity will largely be promoted on and engage with people via social media. However, it is the intention to invite local schools to create their own version. There will also be an opportunity for individuals to work with a professional artist and create illustrations to bring it alive. This can become a print, a card, as well as a Song for Kirkham. To be released and asking people to rewrite or fill in the blanks.

**A story for Kirkham** - Two Fish Stones - The main project will concern the Fish Stones and the creation of a story for Kirkham beginning in October, with a call to individuals to join in and create a story, working with professional artists that will become a festival, with performances, music, and dance. A programme of visual art, creative writing etc opportunities will be developed and released over a six-month period. It is intended to launch the first part to take place on November 26th as part of the Kirkham Christmas light switch on celebrations. The resulting final festival/ performance will hopefully take place when the public realm work is completed to form a celebration of the project overall. It is hoped to invite all the local dance, performance groups, choirs and musicians to get involved. Co-created and co-produced with the local community.