

REPORT FROM: Director of Place

TO: Colne and District Committee

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For Information

Colne Levelling Up Fund Programme Update for Period September 2024

PURPOSE OF REPORT

To provide an update on Colne Levelling Up Fund projects.

ISSUE

The Colne Levelling Up Fund (LUF) projects consist of the Heritage Quarter and Colne Market. The Heritage Quarter projects are complete. This report provides an update on the status of the Market Hall project.

Market Hall

Works on site are continuing. Internal and external strip out works have been completed. The next works package will include removal of the roof and external cladding, renewal of both and formation of internal structural elements and new service infrastructure.

This phase will extend into 2025 and overlap with the internal fit out once the building is water tight and the structural elements are in place.

The preferred option for the internal layout was agreed at a meeting of the Market Working Group on the 4th September 2024. The layout is faithful to the principles of the original plans, but responds to various structural and topographical issues of the building and site.

A constructive meeting has been held by the project team with the traders' representative from the Market Working Group to deal with some detailed elements of the layout as part of the ongoing dialogue with long-term market traders regarding their requirements in the refurbished Market Hall.

There has been an approach from another commercial operator regarding interest in running the market, and now that the internal layout has been agreed, the project team are working on the procurement documentation for the operator.

An agreement has been reached with a private investor to buy the completed first floor flats for the private rented market.

PBC are currently considering appraisals provided by PEARL2, in relation to both the flats and the development of the proposed 7 new houses at the bottom of the site to allow for a decision from the Executive Committee to formally proceed with the developments.

Agreement is near regarding the revised bus station layout with Lancashire Highways to accommodate the potential wider development of the site for a cinema and housing units. The project team is currently awaiting feedback from the LCC Highways design team on a drawing which is believed to fully align with LCC requirements.

A constructive meeting has been held with Boots Opticians who are planning to move to the shop unit opposite the market hall for a January opening. The next works package has been phased to allow for them to stay in-situ until their relocation at the turn of the year.

Options will be considered for housing the Stone Crest in the new development including a 'subterranean' mounting. The Project Team are grateful to Colne Town Council who agreed to pick up responsibility for the benches relocation.

The Quarterbridge report has been returned with some amendments and will be issued during October with an advice note to cover areas where the project team feel clarifications will be beneficial.

LIST OF BACKGROUND PAPERS

None.