

Agenda



Delegated Decisions - Cabinet Member for Regeneration & Housing

Date: Friday, 21 September 2018

Time: Not Required

Venue: Not Required

To: Councillor J Mudd

| Item | Wards Affected |
|---|----------------|
| 1 <u>Market Arcade- HLF Township Heritage Delivery Grant Award</u> (Pages 3 - 16) | |

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Report



Cabinet Member for Regeneration and Housing

Part 1

Date: 21 September 2018

Subject **Market Arcade - HLF 'Townscape Heritage' Delivery Grant Award**

Purpose The purpose of this report is to seek Cabinet Member approval to accept a 'Delivery Grant' award of up to £1,102,300.00 from the Heritage Lottery Fund to progress the 'Market Arcade Townscape Heritage Scheme'. The funding will enable the delivery of proposals to restore the historic Market Arcade – Newport's oldest surviving arcade.

Author Team Leader - Regeneration

Ward Stow Hill

Summary Market Arcade, a Grade II Listed structure, is Newport's oldest surviving arcade, whose historic significance intertwines with the growth of Newport as a town.

Marginalisation, high vacancy rates (40%), declining rental levels, and asset depreciation have been compounded by increased anti-social behaviour and pest infestation, creating a spiral of decline that threatens the physical integrity of one of Newport's most significant historic assets.

The restoration and regeneration of the Arcade is identified as a corporate priority within the 'Northern Gateway' area of the revised draft Masterplan of January 2018.

In January 2017, the Heritage Lottery Fund (HLF) approved the council's 'Round One' application for £177,300 of funding to support project development - with a view to submitting a further, more detailed, 'Round Two' application for delivery funding.

Detailed investigations, design development and engagement with owners, tenants and the community over the last twelve months, resulted in the submission of a comprehensive 'Round Two' application for delivery funding in March of this year.

This application has now been approved, with the HLF confirming a grant award of up to £1,102,300.00 towards 'Delivery Stage' costs of £1,735,225 (cash and non-cash) - refer Appendix 1 – HLF award letter 3/7/18 (*See Appendix 1 - HLF award letter 3/7/18*).

Cadw have set aside a further £60,000.00 for the project. A formal award will be made on receipt of tendered items - anticipated January 2019.

It is proposed that the scheme be delivered on grounds similar to the recent, successful, VVP Property Enhancement Scheme, with owners accessing a 3rd Party grant opportunity on terms that include agreement to –

- a minimum 10% contribution towards eligible works
- NCC acting as agents for delivery – ensuring coordination and quality of outputs and detailing.
- establishment of acceptable management arrangements for communal areas.

Planning & Listed Building consent have been obtained for the Scheme (refer applications 17/1205 & 17/1206). Gating elements, to improve security and safety, remain dependent upon an ongoing application for a Public Space Protection Order.

At this point, it is anticipated that 7 of 10 ownerships will participate in the opportunity, although it is not unusual, in Townscape Heritage schemes of this type, for reluctant ownerships to participate once the benefits of involvement are seen during works.

The Scheme will prioritise properties that comprise the Market Arcade on the following basis:

High Priority: 1-14 & 16 Market Arcade, no's 11 and 12/13 High Street

Medium Priority: 15 & 17 Market Arcade.

Reserve Properties: Neighbouring properties at no's 9, 10 and 14/15 High Street and 6 Market Street are identified as 'reserve' properties should there be an under-allocation of funds across priority projects (*See Appendix 2 - Market Arcade THS: Priority List*).

Works eligible for Grant support will typically involve repair and sympathetic renewal of external detail essential for the conservation of the structure. But will also include communal elements (internal and external) that are essential to the presentation and operation of the Arcade (for example, the glazed canopy, communal corridors etc). An overview of eligible works is provided in the detailed scheme plan (*See Appendix 3 - Market Arcade THS: Detailed Scheme Plan*)

The Award includes funding for the continued appointment of a full time, Townscape Heritage Project Manager and also a part time, Activity Plan Co-ordinator, for the duration of core delivery activity (July 2018 – Jul 2020). This will enable to project to build upon the positive schools and community engagement of the project, to date.

Grants will be secured by Legal charge against the property applied for but it is highlighted that the value of works eligible for grant support will typically far exceed the value of the properties in question, even after completion of the proposed refurbishments. It is proposed that the limited values involved do not merit additional, second charge, arrangements against additional property.

Corporate responsibility for the project will rest with the Head of Service for Regeneration & Housing and receive corporate monitoring via the Thriving City Programme Board.

The 'delivery' phase of the whole project will commence in July 2018 and conclude in September 2020. The construction phase will commence in February 2019 and conclude in May 2020. As the grant recipient body, a contribution of £282,325 is required from NCC towards delivery of the scheme.

Proposal To accept a 'Delivery Grant' award of up to £1,102,300.00 from the Heritage Lottery Fund, towards the 'Market Arcade Townscape Heritage Scheme' to deliver the project.

To approve the appointment of a Townscape Heritage Project Manager (full time) and Activity Plan Coordinator (Part time 0.6 FTE) to facilitate the delivery of the project.

To establish a 'block repair' grant scheme similar to the successful 'VVP Property Enhancement Scheme', allowing owners to access grant support on the agreement that NCC act as agent for delivery. The full and final detail of the grant scheme to be approved by the Head of Service for Regeneration Investment and Housing, in consultation with the Cabinet Member for Regeneration and Housing.

To progress the delivery of the Market Arcade Townscape Heritage Scheme in accordance with application detail and associated statutory consents.

Action by Head of Service - Regeneration, Investment and Housing

Timetable Immediate

This report was prepared after consultation with:

- Head of Law and Regulations (Monitoring Officer)
- Head of Finance (Chief Finance Officer)
- Head of People and Business Change
- Strategic Director – Place
- Head of Regeneration, Investment and Housing

Signed

Background

The decline of the Market Arcade, Newport's oldest surviving arcade and a Grade II listed structure, is a matter of continued civic concern.

Marginalisation, high vacancy rates (40%), declining rental levels, and asset depreciation have been compounded by increased anti-social behaviour and pest infestation, creating a spiral of decline that threatens the physical integrity of one of Newport's most significant historic assets.

In recent years, evidence of deterioration has accelerated, with building notices being served and 'warning' notices being issued to owners collectively on matters relating to health and welfare. It is increasingly clear that further deterioration will render the structure beyond reasonable repair, remaining a continual risk to public health and safety.

In August 2016, the Cabinet Member for Regeneration & Investment approved the submission of a 'first round' application for 'Development Funding' under the Heritage Lottery Fund's Townscape Heritage Programme - to facilitate the development of a comprehensive set of proposals that could deliver the long-term physical restoration of the Arcade.

On 23rd January 2017 the Council received notification that its 'first round' application had been successful with an HLF award of £177,300.00 towards 'Development Stage' costs of £256,051.00 (cash & match). The award also 'set aside' £1,102,300.00 for the delivery of the project, subject to satisfactory completion of the Development Stage and the submission of a comprehensive and credible 'Round 2' application.

Following site investigations, design development and engagement with owners, tenants and the community, a detailed 'Round 2' application was submitted in March 2018 which has now been approved, in full, with costs and funding allocations summarised as follows:

| Market Arcade Townscape Heritage Scheme – Delivery Stage Costs | |
|--|----------------------|
| Repair & Conservation Work | £1,066,188.00 |
| Professional Fees - Capital | £143,296.00 |
| New Staff Costs - Project Manager & Activity Plan Coordinator | £119,858.00 |
| Staff/Volunteer Travel expenses | £1,200.00 |
| Activity Costs – ie School/College & Interpretation projects | £10,710.00 |
| Activity – Equipment & Materials | £9,345.00 |
| Professional Fees - Activity | £14,245.00 |
| Publicity & Promotion | £500.00 |
| Contingency @ 12% of Capital and Activity costs | £163,781.00 |
| Inflation @ 4% | £54,594.00 |
| Management & Maintenance (5 years to 2025) | £82,565.00 |
| Non Cash Contributions – NCC Staff match | £50,808.00 |
| Volunteer Time | £18,135.00 |
| Total | £1,735,225.00 |

| Market Arcade Townscape Heritage Scheme – Delivery Stage Funding | |
|--|----------------------|
| NCC | £282,325.00 |
| WG Cadw | £60,000.00 |
| Owner contributions – Capital Works | £139,092.00 |
| Owner contributions – Management & Maintenance 2020-25 | £82,565.00 |
| Non Cash Contributions – Staff Match | £50,808.00 |
| Volunteer Time | £18,135.00 |
| HLF Grant - confirmed | £1,102,300.00 |
| Total | £1,735,225.00 |

For full Income/Expenditure detail refer to *Appendix 4 – Market Arcade Townscape Scheme - Income /Expenditure Summary*

The award of HLF funding will not only enable the delivery of proposals, for which Planning and Listed Building consent have been obtained, but will also enable the project to fund a comprehensive programme of community and heritage activities - building upon the excitement and enthusiasm evidenced by activities to date with schools, heritage volunteers and partner organisations. This activity will be coordinated by a newly created part time post (0.6 FTE) of Activity Plan Coordinator.

Core Activities undertaken during the delivery stage will include:

- Appointment of Townscape Heritage Project Manager and Activity Plan Co-Ordinator posts (July 2018 – July 2020)
- Procurement of Professional Services – Conservation Architects multi-disciplinary Team/Client QS/Surveys etc
- Securing outstanding statutory consents - Building Regs and Party Wall approvals.
- Preparation issue of Tender documentation and Appointment of Contractor.
- Finalisation and issue of Grant Application documentation and confirmation of owner participation.
- Developing proposals to ensure future management and maintenance arrangements are formalised in advance of the completed refurbishment.
- Implementation of Capital Works programme.
- Implementation of Activity Plan proposals with primary and secondary Schools, Coleg Gwent, heritage volunteers and other partners
- Establishment of reporting protocol that allows progression of the scheme to be closely monitored by the Thriving City Programme Board, together with coordination of Stakeholder Steering and Project Groups
- Delivery of a comprehensive Business Support Plan to encourage occupancy following works.
- Establishment of grant administration and claims processes.
- Establishment of a project website and associated social media presence.

Owners from priority properties will be invited to apply for grant support and inclusion in the scheme, which will be delivered by Newport City Council on a 'bloc repair' basis – similar to the recent, successful, VVP 'Property Enhancement Scheme'. Owners will contribute a minimum of 10% towards eligible works cost which include a pro rata contribution to costs of communal items/areas (i.e. the glass canopy, communal corridors, entrance gates etc).

The schedule of eligible works differs from unit to unit, but generally includes:

- Repair/renewal of roof coverings, chimney stacks, parapet detail etc
- Replacement of Glazed Canopy with 'Heritage style' Patent Glazing System (retaining existing trusses)
- Repair/ renewal of shopfront and shop surrounds (incl removal of shutters)
- Repair/reinstatement of glass tiling to first floor elevations
- Repair/ replacement of rainwater goods with cast iron
- Replacement of concrete paviors to walkway, with random length pennant sandstone
- Repair of decayed joinery to roof structures and first floor joists
- Repair, redecoration and improvement to Communal Staircase, corridors and pedestrian bridge
- Installation of Arcade entrance gates
- Connection of services where not provided – water and fibre optic
- Internal repairs arising from decay or works to rectify above items.
- Repair/replacement of masonry, brickwork and windows to High Street and Market Street.
- Rationalisation of wiring, air conditioning units and above ground drainage
- Repair/ replacement of windows to entrance properties

** For a breakdown summary per property (See Appendix 3 – Detailed Scheme Plan)

Unlike other funders, HLF do not require the placement of charges within their grant conditions in order to secure their investment. The placement of legal charges is therefore at the discretion of the Council. It is recommended that grant contributions will be secured against the property applied for, to facilitate clawback in the event of breach of terms or future sale, although it is highlighted that given the limited uplift in value anticipated for many of the individual units, the value of grants will typically exceed the individual worth of the properties that comprise the Arcade. The exceptions are those forming the frontage over High Street and Market Street, which are significantly larger than the interior units. It is not proposed to require additional security beyond the legal charges in this case as this would act as a disincentive to take up.

Whilst HLF will require terms to be applied for a period of ten years it is proposed that NCC grant terms remain at 5 years to make the scheme more attractive to ownerships and improve prospects for take up.

At present indications are that 7 of 10 ownerships will participate in the scheme, but it is not untypical in schemes of this type for others to become interested once the benefits of improvements become clear.

Townscape Heritage Scheme funding will initially focus and be made available to properties in the Market Arcade itself with the exception of no's 15&17 (at the owners request). Neighbouring properties of 9, 10 and 14/15 High Street and 6 Market Street are identified as 'reserve' properties.

The Delivery Phase will commence in July 2018 and conclude at the Grant Expiry Date of 30th September 2020. The construction phase is anticipated to run between February 2019 and May 2020

During the Management & Maintenance period (2020-25), Business Support Officers will liaise with ownerships to promote occupancy in Arcade Units. The 'Team Manager – Regeneration' will ensure resources are made available to monitor and confirm maintenance spending of owners – identified as match within the application.

Financial Summary

- Acceptance of the Award will require the establishment of budget allocations for 2018/19, 2019/20 and 2020/21 as follows:

| | Year 1 2018/19 £ | Year 2 2019/20 £ | Year 3 2020/21 £ | Notes including budgets heads affected |
|-----------------------|------------------------|------------------------|------------------------|--|
| Costs: Capital | 193,704.98 | 1,030,299.17 | 178,926.67 | |
| Revenue | 59,240.39 | 89,995.06 | 31,550.73 | |
| Total Costs | 252,945.37 | 1,120,294.23 | 210,477.40 | |
| Funding | | | | |
| NCC Capital | 47,819.38 | 229,648.45 | 4,856.88 | |
| Cadw | 15,000.00 | 30,000.00 | 15,000.00 | |
| Owner Contrib | 23,182.05 | 92,728.20 | 23,182.05 | |
| HLF | 166,943.94 | 767,917.58 | 167,438.47 | |
| Total Funding | 252,945.37 | 1,120,294.23 | 210,477.40 | |

- Acceptance of HLF 'Delivery Funding' will allow the appointment of a full time Townscape Heritage Project Manager and part time Activity Plan Coordinator for the duration of works (July 2018 – July 2020)
- 'Non-cash' contributions to a total of £50,808.00 will also be committed during the 'Delivery Stage'. This will be in the form of officer time expended on the project.

Risks

The following key risks are identified in relation to accepting the Award and progressing the 'Development Stage'

| Risk | Impact of Risk if it occurs* (H/M/L) | Probability of risk occurring (H/M/L) | What is the Council doing or what has it done to avoid the risk or reduce its effect | Who is responsible for dealing with the risk? |
|--|--------------------------------------|---------------------------------------|---|---|
| Indicative owner interest does not materialise | H | M | Maintain positive owner dialogue. Finalise grant documentation asap to confirm participation. Consider flexible options on NCC grant element to incentivise. If necessary, consider reserve properties. | Team Manager - Regeneration |
| Specialist materials (i.e. glass tiling) exceed budget allocation, jeopardising viability of project. | M | L | Maintain QS scrutiny. Continue dialogue with specialist suppliers on risk items (i.e. glass tiles) prior to tender. | Team Manager - Regeneration |
| Owners do not commit to long term management of 'communal' areas, undermining sustainability of project. | H | M | Maintain strong lines of communication. Support and conclude owner consideration of Limited Liability Management Company. Condition Grant support on agreement to participate. Council to assess alternative ownership models as necessary. | Team Manager - Regeneration |
| Delivery costs exceed budget | H | M | Retain appointed external QS and maintain close cost monitoring. Detailed 'Development Stage' investigations reduce unknowns. Healthy contingency (12%) and inflation (4%) allowances mitigate further. | Team Manager - Regeneration |
| Mixed tenant response to decant requirements causing obstruction and delay to programme | M | L | Maintain positive tenant relationships. Invite tenant representative onto Steering Group. Consult on phased plan during pre-tender stage. | Team Manager - regeneration |
| Lack of volunteers to meet Activity | M | L | Maintain established relationships and momentum. | Team Manager - |

| | | | | |
|---|---|---|---|-----------------------------|
| Plan commitments | | | Appoint Activity Plan Coordinator. Commence Activity Programme asap after permission to start | Regeneration |
| Project delays cause programme overrun and additional costs | M | M | Release THPM from Activity Plan outputs to focus upon Project Management, Grant Administration and Owner/ Tenant Liaison. Reports to Thriving City Programme Board and City Regeneration Project Sub-Board to enable prompt response including early warning mechanism on Programme and Cost. | Team Manager - Regeneration |
| Renovation complete but vacancies remain high. | M | M | Implement Business Support Plan to support owners and maximise occupancy following completion. Consider guaranteed letting period. | Team Manager - Regeneration |
| Inability to Source Contractor able to demonstrate requisite competencies and deliver works within budget | H | L | Seek to establish a shortlist of potential contractors and pre-qualification questionnaire. Early input from professional consultants into procurement and PQQ. | Team Manager - Regeneration |

Links to Council Policies and Priorities

The 'Market Arcade Townscape Heritage Scheme' will dovetail and add value to the Council's strategic Policies for continued regeneration of the City Centre.

The project supports Newport City's Economic Growth Strategy, which sets out a ten year programme for delivering growth across the city centre through capital redevelopment, upskilling, training and business support. The Strategy particularly identifies Heritage and Cultural assets and seeking to 'work with partners to look at alternative uses for landmark buildings.....to ensure their sustainability and heritage.'

The restoration and regeneration of the Arcade is identified as a corporate priority within the 'Northern Gateway' area of the revised draft Masterplan of January 2018. With particular reference to:

- Objective 2 – To promote economic growth and regeneration whilst protecting the environment. And
- Step 11 - Protect and promote local built and natural assets and cultural heritage.

Through its wider community activities, the project is consistent with the emerging themes and objectives of the draft 'Newport City Council Well-being Plan 2018 – 2023':

- people feel good about living, working, visiting and investing in Newport
- people have skills and opportunities to find suitable work and generate sustainable economic growth
- people and communities are friendly, confident and empowered to improve their well-being
- Newport has healthy, safe and resilient environments

The project is well placed to help deliver a number of national, regional and local strategies particularly those aimed at skills development, access to heritage, improved business opportunities and support, environmental regeneration, tourism development and improved health and well-being through employment, learning, enjoyment and an enhanced sense of identity and community.

Options Available and considered

Two options are available. To accept the award, or not accept the award.

1. Accept the award, creating the opportunity to address a long standing property of increased concern and work with ownerships in the Arcade to resolve longstanding concerns over presentation and safety.
2. Not accept the award, leaving the Arcade to continue its spiral of decline with unique heritage detail being lost and the Arcade becoming increasingly derelict. Further deterioration would make any future scheme more expensive and less viable, with the Council being pulled into a repetitious and unproductive cycle of enforcement and possible closure. Alternative funding for renovation would need to be identified and secured, and owner interest and appetite for change in the future would be significantly impaired. It is highlighted that the HLF have now discontinued the Townscape Heritage Programme so this obvious option will no longer be available.

Preferred Option and Why

To accept the award of HLF Stage II Delivery funding and proceed to deliver the refurbishment of the Market Arcade.

The Council has attempted to work with owners on at least 4 occasions in the past 15 years to harness interest, develop proposals and identify funding opportunities.

Whilst a number of decisions relating to grant conditions and management of communal areas remain, the confirmation of HLF funding provides a significant opportunity for progress on outstanding items, returning the Arcade as a vibrant contributor to the historic street scene.

The HLFs decision to discontinue the Townscape Heritage Programme is an additional factor in the recommendation to proceed at this point, as is the opportunity to build upon the significant community support encouraged during the Development Stage.

An inability to proceed on this priority project would be a significant setback to wider strategic aspirations for the City, given its prominence within the draft City Centre Masterplan 2018.

Comments of Chief Financial Officer

The Market Arcade HLF 'Townscape Heritage' scheme was approved by Cabinet as part of the budget setting report for 2018/19 and is included within the capital programme for 2018/19. The agreed NCC funding of this are £28,756, £192,368 and £61,198 over the current and next 2 financial years respectively. The Council's capital programme will be updated to agree with these latest estimates.

The 'grant scheme conditions and scheme' to deliver this project will be key. HLF require a commitment to the on-going maintenance of common areas and individual units for 10 years and therefore it will be important that the Council does not create potential liabilities by not securing commitment and on-going funding to ensure these conditions can be met by the owners of the units. In agreeing to the acceptance of this grant – the HoS and CM must be satisfied that these are present and robust.

Comments of Monitoring Officer

The proposed action is in accordance with the Council's well-being powers under Section 2 of the Local Government Act 2000. The Market Arcade scheme is also consistent with the strategic regeneration objectives set out in the Corporate Plan and the City Centre Masterplan, the Council's well-being objectives and the sustainable development principle under the Well-Being of Future Generations Act. At this stage, the Cabinet Member is being asked to formally approve the acceptance of the HLF grant funding for the delivery of the project, subject to the standard grant conditions set out in their letter. This will commit the Council to securing the match funding contributions set out in the development appraisal, including a capital contribution from the Council and contributions from the individual owners participating in the scheme. The engagement of the Project Manager and part-time Co-ordinator are non-executive staffing issues which are delegated to the Head of Service. The operational delivery of the proposed scheme is also a matter for officers to determine. However, the Council cannot deliver the scheme without the agreement of the individual owners, or a sufficient number to deliver a viable project. The HLF funding is awarded to the Council and, in accepting the grant conditions, the Council is assuming responsibility and liability for delivery of the scheme objectives and compliance with the grant conditions for a period of 10 years after the work is completed. Because the Council does not own any of the properties, it will require Third Party contracts with each of the owners to allow access to their properties to carry out the work, to secure their funding contributions and compliance with the grant conditions. In order to mitigate any risks of default by the owners, the Council will need to register some form of charge or restriction against their registered titles to secure compliance with the conditions and to restrict sales within the grant period without some repayment of the grant monies, if this is clawed-back from the Council by HLF. Because this is not a repayable loan, then there does not need to be sufficient equity in the units to support the level of grant funding. Therefore, additional security or charges over other property assets will not be required. However, if the Council is committed to HLF for the full 10 year grant period but only elects to secure a contractual commitment from the owners for 5 years, then the Council will be entirely at risk for any breaches of grant conditions or claw-back within the remaining grant period. The grant conditions will also require a commitment to maintain the common parts following completion of the work and, if the owners are not prepared to take on this responsibility through a joint management company, then the responsibility will again fall on the Council by default, under the terms of the HLF grant. The risks could be mitigated by service charge contribution agreements with individual owners, but there would be legal issues about the enforcement of these charges if the Council did not own the common parts. Therefore, all of these legal issues will need to be resolved before any contracts are entered into.

Comments of Head of People and Business Change

The Well-being of Future Generations (Wales) Act 2015 has been considered fully when developing this proposal. The sustainable development principle has been taken in to account by looking at each of the five ways of working in detail in the section provided.

From an HR perspective there are no staffing implications for this report.

Comments of Cabinet Member

The Cabinet Member has approved this report. The Council has sought to reverse the decline of the historic Market Arcade for almost a decade and now finally has the opportunity to undertake the refurbishment of this decaying structure. The scheme is identified as key strategic project within the draft City Centre Masterplan and has the potential to provide much-needed start up and accelerator space to the city's entrepreneurs whilst engaging the community of Newport with the city's rich heritage.

Stow Hill Ward Member Comments

None received.

Comments of Non-Executive Members

Councillor Graham Berry

This historic area of Newport town centre represents a link between the Newport that was and the Emerging Newport that is. Its unique architecture and transport infrastructure coupled with its place in our history, makes it a very important part of our identity, and needs to be protected and brought back to life for the generations to come. As a result I feel that the proposal should be supported. I therefore support the proposal.

Scrutiny Committees

None

Equalities Impact Assessment and the Equalities Act 2010

The Equalities Act has been considered during design development, but it is highlighted that:

1. there are limited opportunities for significant improvements when restoring heritage structures of this type.
2. the nature of the project ie enhancement of the external envelope of a heritage building provides limited scope for improvements.

However, proposals do include provision of accessible wc provision within no 12/13 High Street to facilitate tenancies within the Arcade – subject to owner agreement.

Further consideration will be given in the technical design development/ specification to detail that will improve accessibility further ie signage within communal corridors.

Notwithstanding the limitations of internal conversions, opportunities to engage with the heritage and story of the Arcade will be open to all stakeholders and residents regardless of age, gender or other protected characteristics. The refurbished heritage setting will be traversable from the footway enabling all users of the city centre to enjoy the more pleasant environment created.

Children and Families (Wales) Measure

The Project has already made connections with young people through engagement with 4 schools (St Woolos, Millbrook, Bro Teyrnnon and Duffryn) and the Pupil Referral Unit on an initial programme of activities.

This experience has informed the development of a comprehensive 'Activity Plan' which will provide a wide framework of opportunity for young people of all ages to connect with and inform project development - changing perceptions and behaviour towards the Arcade and city's broader heritage.

Our planned activity with Schools and Coleg Gwent will provide a variety of learning projects that will involve younger members of the community: from helping to establish a website to producing heritage themed 'treasure trails' and school exhibitions which will be presented in a 'pop up heritage shop' within the Arcade.

Wellbeing of Future Generations (Wales) Act 2015

The Well-being and Future Generations (Wales) Act seeks to improve the social, economic environmental and cultural well-being of Wales. Public bodies should ensure that decision take into account the impact they could have on people living in Wales, in the future. The 5 main considerations are:

Long term: Funding regeneration schemes in the short term will enable the local economy to grow and sustain jobs and new local business and training opportunities in the longer-term, leading to a more prosperous and resilient Newport with cohesive communities and a more prosperous Wales.

Prevention: Regeneration will prevent further decline in key parts of the City. Resultant new commercial space and job creation will help reduce need for quality commercial space and unemployment rates leading to a more prosperous and resilient Wales. Awareness of the scheme and therefore of the value of heritage is embedded in the curriculum of several local schools.

Integration: Improving the physical environment will make the City more attractive to investors and residents. Creating more jobs and business opportunities will improve the well-being of Newport's residents by providing access to a range of employment. This will create more resilient and cohesive communities by enabling greater access to participation in the local economy.

Collaboration: We work closely with other Council departments and external partners including Welsh Government, property owners, local volunteer groups and the Business Improvement District to deliver regeneration priorities in Newport, including the Market Arcade refurbishment. This leads to a more prosperous and resilient Wales with more cohesive communities. Collaboration with key heritage agencies on a commissioned and statutory basis is also integral to the project. Further collaboration with owners and stakeholders is vital for the project to succeed given the complexities inherent to the scheme. The scheme has and will continue to engage with local schools to add value to the curriculum.

Involvement: All the recommendations in this report fully support the findings of the recent Your Newport Survey. This helps develop a more prosperous, resilient Wales with sustainable and cohesive communities. The project will engage the local community with its heritage and sense of place. Extensive work has been carried out in terms of engaging with people to date, including memories events and curricular liaison with schools. A significant element of the stage II grant is set aside for further community activity. The project will therefore involve the local community and engage them with the city centre's historical and cultural identity. Again, local schools are a significant element of this.

The proposal is in line with the Council's well-being objectives published in March 2017:

"Improve skills, educational outcomes and employment opportunities"

"Promote economic growth and regeneration whilst protecting the environment"

"To enable people to be healthy, independent and resilient"

"To build cohesive and sustainable communities"

Crime and Disorder Act 1998

Considerations have resulted in the following design detail and specifications that will greatly enhance security, safety and well-being of those that live, work from or visit the Arcade:

- Installation of lockable entrance gates at High Street and Market Street
- Improved lighting specification to Arcade pendants and soffit lighting

Consultation

Comments received from wider consultation, including comments from elected members, are detailed in each application report in the attached schedule.

Background Papers

Cabinet Member Report – ‘Market Arcade - HLF ‘Townscape Heritage’ Application’ - 25th August 2016

Cabinet Member Report - Market Arcade - HLF ‘Townscape Heritage’ Development Grant - 20th March 2017



Appendix 1 - HLF Award Letter.pdf



Appendix 2 - Market Arcade - Priority Map.



Appendix 3 - Detailed Scheme Plan



Appendix 4 - Income_Expenditure :

Date – 13 September 2018

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