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Date: 4th January 2024

Dear Sir/Madam,

Cabinet – 10th January 2024

I refer to **Agenda Item 8 – BEDWORTH MARKET** and attach the report that was marked to follow on the agenda.

Yours faithfully,

BRENT DAVIS

Chief Executive

To: Members of the Cabinet

Councillor K. Wilson (Leader of the Council and Business and Regeneration)
Councillor C. Golby (Deputy Leader and Housing and Communities)
Councillor S. Croft (Finance and Corporate)
Councillor S. Markham (Public Services)
Councillor R. Smith (Planning and Regulation)
Councillor J. Gutteridge (Health and Environment)

Observer

Councillor C. Watkins (Leader of the Main Opposition Party)

NUNEATON AND BEDWORTH BOROUGH COUNCIL

Report to: Cabinet

From: Jonathan White AD – Economy

Subject: Bedworth Market Options Study

Portfolio: Business and Regeneration (Cllr Kristofer Wilson)

Building a Better Borough Aim:

Building a Better Borough Priority:

1. Purpose of Report

To report on the outcome of the Bedworth Market feasibility studying and to seek agreement to prepare tender documents for the delivery of the preferred option.

2. Recommendations

To support the decision to use the allocated UKSPF funding to refurbish the existing covered market in Bedworth following the review of the options and to move to procurement using the available ESPO framework..

3. Background

Markets and street trading are vital parts of what makes our borough a great place to live, work and visit. It is a priority for Nuneaton and Bedworth Borough Council to ensure that our markets and street trading service are resilient and financially self-sufficient, with the capacity to evolve and thrive.

Falling trader numbers across the UK, together with pressures on Local Authority funding and rising operational costs, require that we review the current operation of our town centre markets. We aim to consider all alternative options for the future delivery of the service to ensure value for money and resilience. We want to provide opportunities for markets to thrive as town centres evolve in the face of the changing retail and town centres landscape.

UKSPF funding was secured to undertake an options study for the future of Bedworth Market. The study looked at the following options:

1. Refurbishment of the current covered market located on Mill Street Bedworth
2. Moving the Market closer to the core town centre offer adjacent to All Saints Square.

Further UKSPF funding is available in the financial year 2024/25 to support the delivery of the preferred option. UKSPF funding available totals £716,000 and is required to be allocated and spent by 31st March 2025 in line with the requirements of the funders.

4. Body of Report

The feasibility study commissioned included the following information:

1. Condition report of the existing Bedworth Covered Market
2. Refurbishment proposal of existing site including 5 layout options
3. Option based on the demolition of the existing buildings at 2&4 All Saints Square
4. Costing of options for market refurbishment and use of 2&4 All Saints Square
5. Bedworth property market analysis and current supply and demand
6. Concept options

4.1 Covered Market Options

4.1.1 Condition report –

Summary of Recommendations:

- External/internal walls – to replace and repair all damaged external and internal wall elements, to redecorate and finish with a high quality suitable rust-free paint compound.
- Thorough clean throughout including roof.
- Full electrical checks required.
- The luminaires have now reached the end of recommended efficient life cycle for replacement and should be completely replaced.
- There were no illuminated emergency directional exit signs noted
- Structural repairs required to 4 steel posts to the front elevation having completely corroded at low level
- Replacement of main shutters

4.1.2 Key Opportunities & Observations:

- Good accessibility level, with proximity to Bedworth Station (9min walking distance) & adjacent Bus Stations/Parking Spaces.

Encourage use of public transport options plus ‘slow modes’ including cycling, scooting.

- Proximity to adjacent retail and high street e.g. King Street, All Saints Square etc.

Improve connectivity and public realm to encourage further movements between retail areas.

- Good visibility from Mill Street, while driving through Bedworth town centre.

Improvements to external fabric to be more inviting and attractive.

- Existing green boundaries separating external spill out areas and roads.

Encourage use of external ‘spill out’ space to add capacity and bring added vibrancy and activity to the streetscape.

- Collaboration potential with adjacent church & scout group (e.g. event venue, after hour use etc.)

4.1.3. Formulate programme of uses outside of 'traditional' market stalls to improve usage and create an alternative destination for Bedworth.

Key Usage Opportunities (in addition to facility as a market):

- Food Hall
- Event Space
- Start-Up business space
- Pop-up event space: concerts, cinema nights, quiz night, charity fundraising etc
- Community use e.g. after hour use, community events & festivals etc.
- Social Hub

4.1.4 Key Points considered during design development:

- Enhancing visibility throughout and opening up the external facade
- Sparking interest & excitement (catalyst for social & communal activities)
- Flexible spill out spaces enables the merchants to gain greater reach, and use the entire area of the market square
- Flexible partitions can be used to open or close up the space / units
- Increasing the number of units to accommodate anticipated demand, with flexibility for increased capacity of 'pp-up' stalls
- Considering options for increased food and drink provision

4.1.5 Layout Options: (visual available as part of report)

below provides options for the internal configuration of the market to accommodate a number of alternative uses and activities.

Option 1.

Internal facing

- 20 Units accessible from the inside
- Large multi-purpose area, adjacent to the spill-out and seating area
- Additional seating areas located through the central circulation spine with planting and seating.

Option 1 could generate a potential income of between £73,000 to £83,000 per annum for the market units, this does not include any possible income that will be generated by the multi-purpose area / spill-out area.

Option 2.

External facing

- 21 Units with varied access points
- Central entertainment & event point with surrounding seating space
- Access to spill out space in current service area to the east
- Units facing outwards can take

advantage of public realm space for spill-out use/ activity including stalls and further seating

- Central primary circulation route with planting.

Option 2 may be able to generate an income in the region of £81,000 to £92,000 per annum. We note that this does not include any income that could be generated from the 4 casual market stands, multi-purpose area and spill out area.

Option 3.

Maximising open-plan space

- 18 units (+ 4 standing centre units)
- Delivery / Back of House (BOH) Area, adjacent to the multi-purpose area enables easy delivery of event equipment & goods (potential to add an additional roof for weather-cover)
- Large seating areas located on the west side of the building benefiting from natural lighting and access to Church Way.

Option 3 may be able to generate an income in the region of £60,000 to £69,000 per annum, this does not include an allowance for the standing centre units and the multi-purpose area.

Option 4

Smaller units

- 20 units (+4 standing units)
- Multi-purpose & seating area located adjacent to the spill-out area to the east.
- 3 medium sized pop-up areas located in the centre
- Open/ flexible stalls located along the primary circulation route with planting and seating.

Option 4 could generate a potential income of between £63,000 to £72,000 per annum for the individual units. This does not include an allowance for any income that could be generated from the pop-up areas, standing centre units, multi-purpose area or spill out.

area.

Option 5

Central hub with stalls around the edges

- 18 Units with varied access points
- Central multi-purpose & seating area, easily accessible from all directions
- Open / flexible stalls located on the west side facing Church Way.
- Central primary circulation route with planting.

Option 5 could generate an income of between £55,000 and £64,000 per annum for individual units, this does not include an allowance for any income that could be received from the 6no. flexible units and the multi-purpose space.

4.2.1 2&4 All Saints Square

The study considered the feasibility of the use of 2&4 All Saint Square formally HSBC and Barclays Bank respectively as an alternative option to accommodate the cover market operation.

Outlined below are 3 Options for the use of the space currently occupied by 2&4 All Saints square.

N.B. No internal site plans were available for 2 or 4 All Saints Square, as such no accurate costing or layout options could be provided for the use of the existing structures. It is considered that the conversion of the existing structure for the purposing of accommodating market trading would be undesirable given the size and nature of the existing structure (bank units), the ceiling hight and two-level construction.

Option 1. AS

Flexible Space with apartments above

- Strong street frontage to both boundaries with active retail/ market frontage available.
- Apartments entrance located to the rear of the building, away from the high street
- Top storey set back with private roof terraces for 'penthouse' apartments.
- Articulated roof line responding to adjacent historic context.
- Bin/ bike store at the rear, accessed from the service area behind.
- Mix of homes as follows:
 - 5x 1-Bed/ 50sqm
 - 2x 2-Bed/ 70sqm
 - 4x 3-Bed/ 93 sqm

Return estimate:

1-Bed Flat £140,000 - £160,000

2-Bed Flat £180,000 - £210,000

3-Bed Flat £195,000 - £230,000

Total return estimate = £1,840,000

Option 2 AS

Incubation Units

- Strong street frontage to both boundaries with active retail/ market frontage available.
- Articulated roof line responding to adjacent historic context.

Option 3 AS

Covered Market Space

- Strong street frontage to both boundaries with active retail/ market frontage available.
- Articulated roof line responding to adjacent historic context.

4.2.2 Cost

Option 1 - Flexible Space/Apartments - £4,520,000

Option 2 - Incubation Units - £1,641,000

Option 3 - Market Space - £1,020,000 (depending on roof option)

5. Conclusion

5.1 Available Funding:

UKSPF Funding £716,000

Capital receipt on existing covered market land estimate £455,000 (only applicable to redevelopment of 2&4 All Saints Square)

*Reserve for demolition 2&4 All Saints Square £300,000 TBC

5.2 Options:

5.2.1 Units 2&4 All Saints Square. Considering the cost calculations provided in the study, the only affordable option is option 3 AS Covered Market Space, combining the UKSPF funding and Capital Receipt on the sale of the existing land. However this option comes with substantial risks as outlined below:

Risk:

- Increase in costs - The cost break down provided in the study does provide a 10% contingency cost, but does not include any inflationary uplift or professional fee provision and does not include the cost for fixed units.
- Achieving Capital Receipt – Land values are low and would be subject in sufficient development interest
- Achieving delivery – The UKSPF funding has to be spent by March 2025, provide an 15 month delivery window for demolition, preconstruction work, and construction.
- Limited space - The space available having demolished the existing structure of 2&4 All Saints Square would provide a reduced space compared to the existing cover market area - 710 SQM compared to 1164 SQM. This would significantly reduce the offer and future revenue opportunities.
- Sitting tenant – 2 All Saints Square is currently occupied. Purchased of the lease will have to be agreed with the tenant at an estimated cost of £100,000. If not resolved quickly this may delay the project.
- WC provision – the existing cover market includes public toilet provision which would have to be considered within the proposed new site reducing space availability for trading further. This provision has not been accounted for in any costing.

Given the high level of risk highlighted above it is considered that this option would present a significant challenge to complete within the 12-month window for the delivery of the project and availability of UKSPF funding.

6. Recommendation:

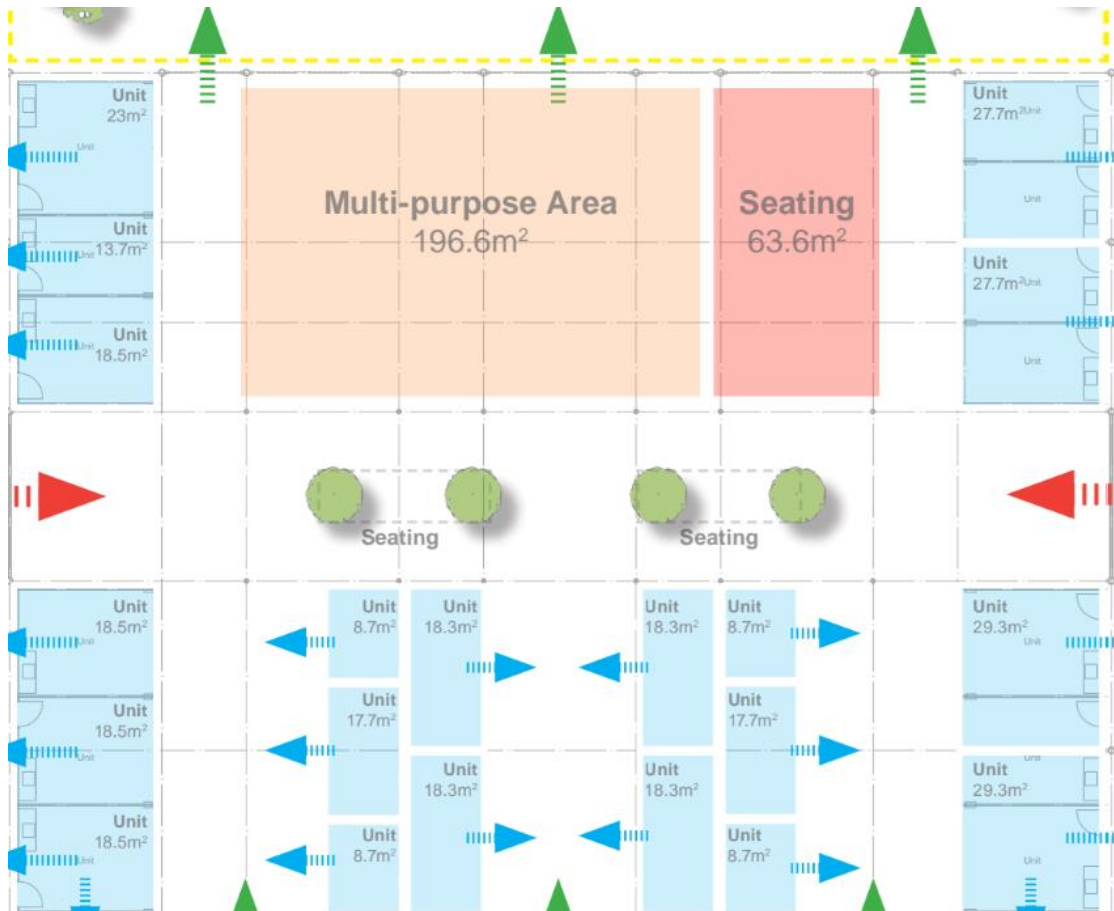
6.1.1 Given the high level of risk highlighted above it is considered that this option would present a significant challenge to complete within the 12-month window for the delivery of the project and availability of UKSPF funding.

As such the recommendation is to complete a highbred version of the refurbishment of the existing site based of funding availability and delivery, based on the plan attached appendix 1.

To revisit the spec provided for the refurbishment of the existing location. The costs provided for the refurbishment currently include minor improvements to pedestrian access and planting which could be removed and the provision of 20 fixed units compared to the existing 14.

Outline of recommendation design concept:

- 20 units accessible from interior and externally
- 196.6 m2 multipurpose area to the front facing retail park for events and casual trading
- Food offer to right hand front of market with 63.6 m2 seating area and opportunity to spill out to the front



6.1.2 Way forward:

- Draw up priorities for refurbishment with consultation with traders to support a tender spec for works using framework available for design and build.
- Tender for refurbishment works February 2024
- Award tender March 2024
- Work commence May 2024

6. Appendices

Appendix 1 Concept Drawings

7. Background Papers

Bedworth Market Feasibility study





Bedworth Market, Bedworth

Concept Document and Feasibility Study

Client: Nuneaton & Bedworth Council
Ref: 36612
Date: October 2023_rev2

Addendum 2 - Cabinet - 10th January 2024



Introduction

Bedworth is a small town located in Warwickshire, located between Nuneaton and Coventry. The M6 motorway runs directly to the south, and there is a mainline rail station with regular connections to Nuneaton, Leamington Spa and Coventry.

Bedworth has a compact town centre which is largely pedestrianised following redevelopment around the 1970's. There are a number of historic buildings including All Saints Church, and the Nicholas Chamberlaine's Almshouses.

More recent retail development consists of a large format Tesco superstore (north of the market site), and an Aldi/ Home Bargains retail 'park' to the west.



Town Centre Context

The town centre is set primarily around All Saints Square, a pedestrianised area running through the centre of Bedworth. Retail development from circa 1970's lines either side of the area, with a number of vacant units.

The historic buildings of All Saints Church and the Almshouses are attractive and positive additions to the streetscape.

The recent large format retail developments are not particularly well integrated with the town centre, and would benefit from improvements to public realm design to better link the town centre with these high footfall generators.

There are two sites in the town centre area which are the subject of this study - the current market building, and the existing vacant units at 2-4 All Saints Square.



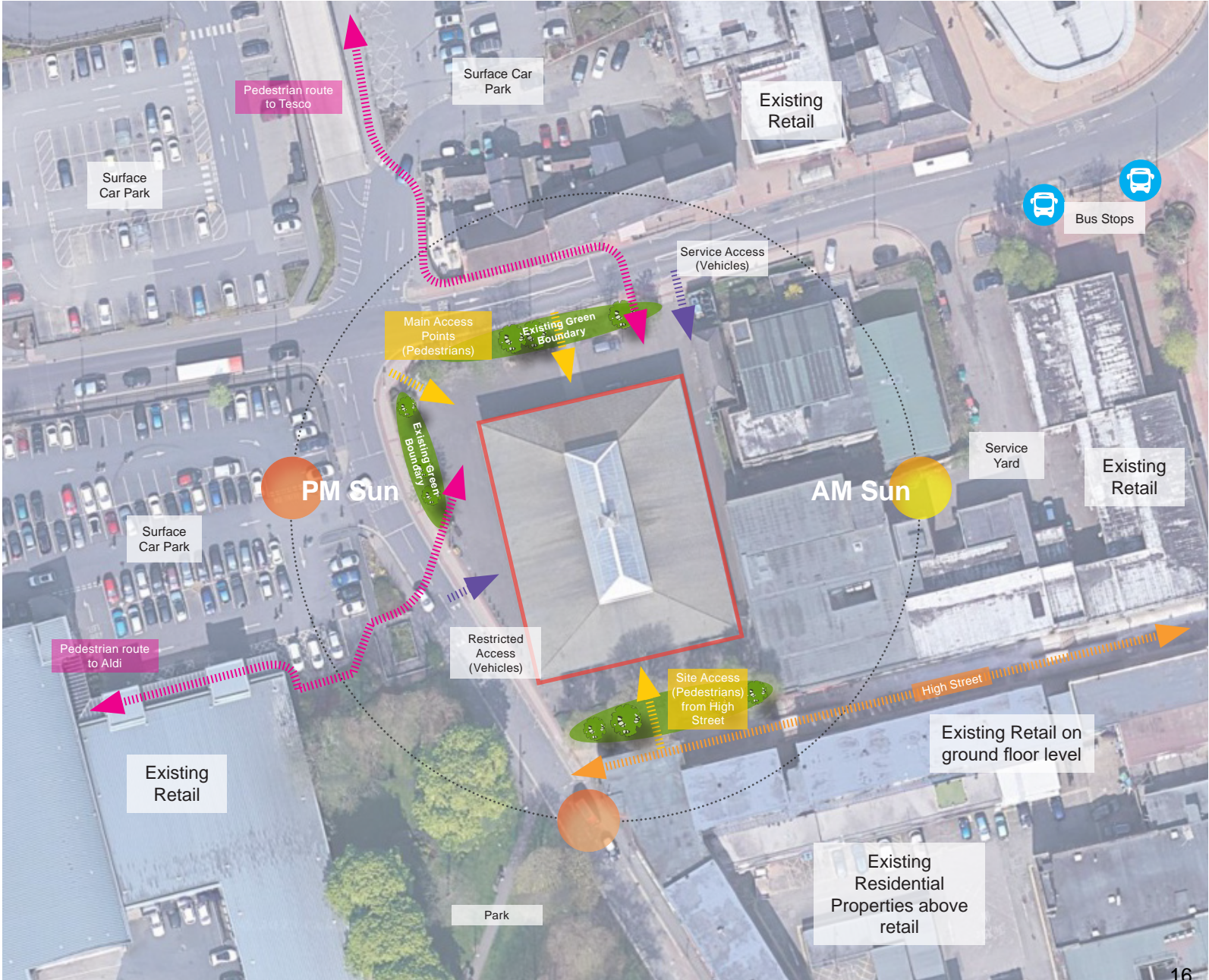
The Market Building



Site Analysis

Initial observations:

- Good accessibility, with close proximity to Bedworth Station (9min walking distance) & adjacent Bus stops on Mill Street.
- Connection to high street/ All Saints Square via route at the south of the market building.
- Good proximity to adjacent retail development but pedestrian connectivity between is poor which doesn't promote 'linked trips' or movement from parking areas towards the market building.
- Adjacent public WCs a usefull addition.
- Existing mature planting and trees soften the streetscape and provide an attractive environment externally.



Site Analysis Constraints

Key Constraints & Questions:

- Multiple large retail stores in immediate proximity, and overprovision of retail space in the town centre.

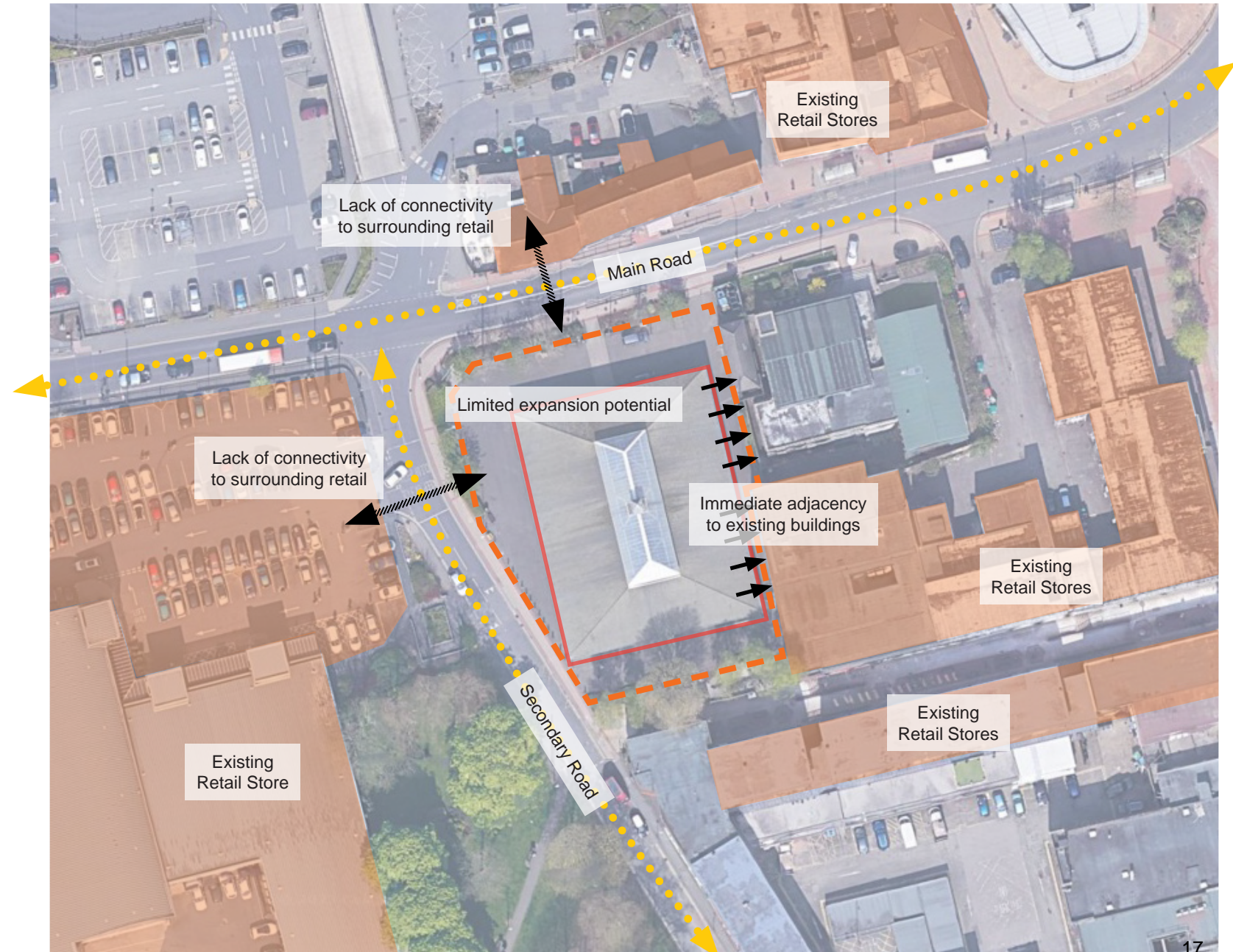
What is Bedworth Markets USP? How can it become a unique shopping destination?

- Limited space for potential expansion, due to close proximity to existing buildings & roads.

How to create a vibrant space & increase site usage with minimal intrusion? How to benefit the surrounding establishments?

- Located at a busy road, servicing major bus routes.

Consider how to mitigate noise pollution & enhance views?



Site Analysis Opportunities

Key Opportunities & Observations:

- Good accessibility level, with close proximity to Bedworth Station (9min walking distance) & adjacent Bus Stations/ Parking Spaces.

Encourage use of public transport options plus 'slow modes' including cycling, scooting.

- Proximity to adjacent retail and high street e.g. King Street, All Saints Square etc.

Improve connectivity and public realm to encourage further movements between retail areas.

- Good visibility from Mill Street, while driving through Bedworth town centre.

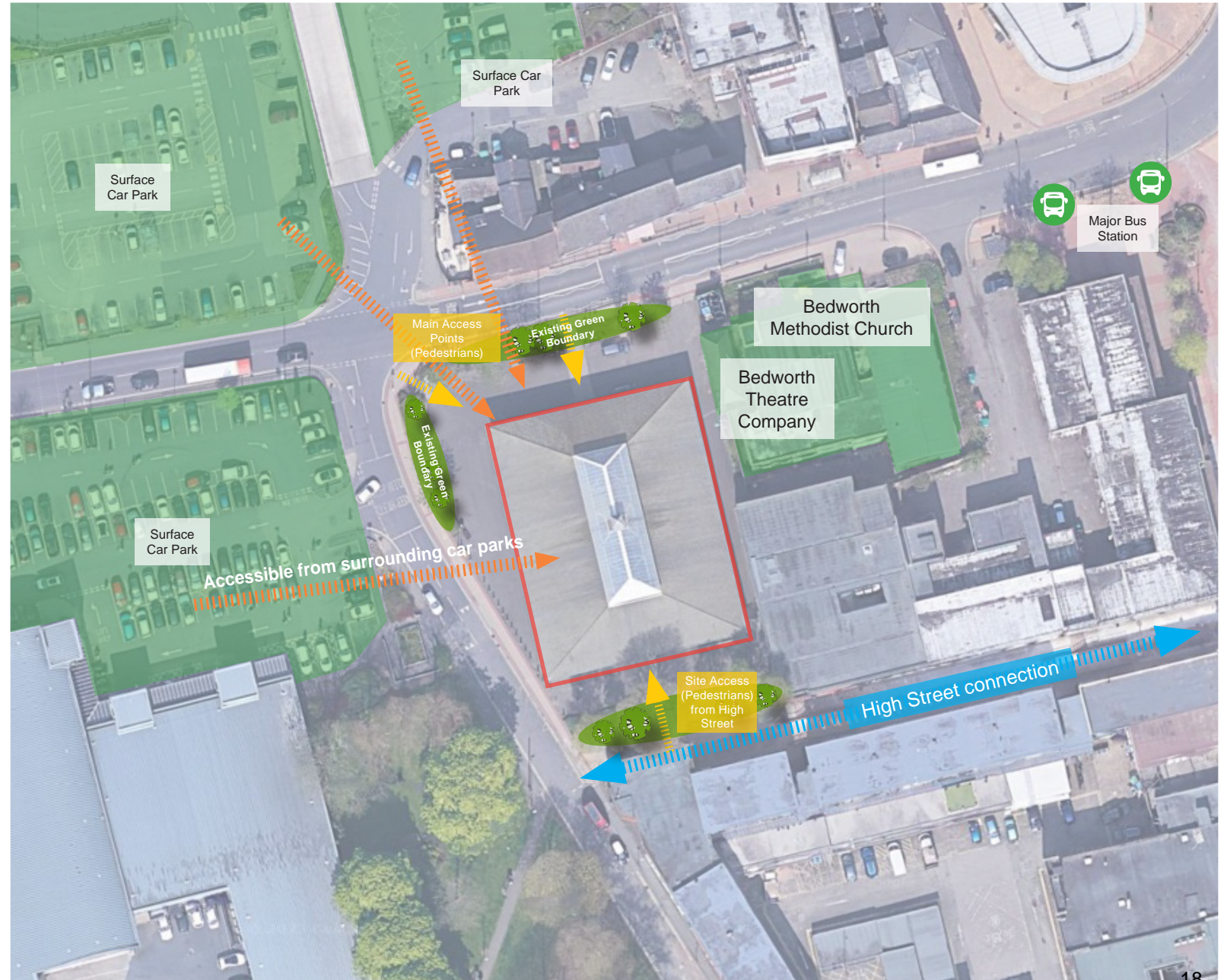
Improvements to external fabric to be more inviting and attractive.

- Existing green boundaries separating external spill out areas and roads.

Encourage use of external 'spill out' space to add capacity and bring added vibrancy and activity to the streetscape.

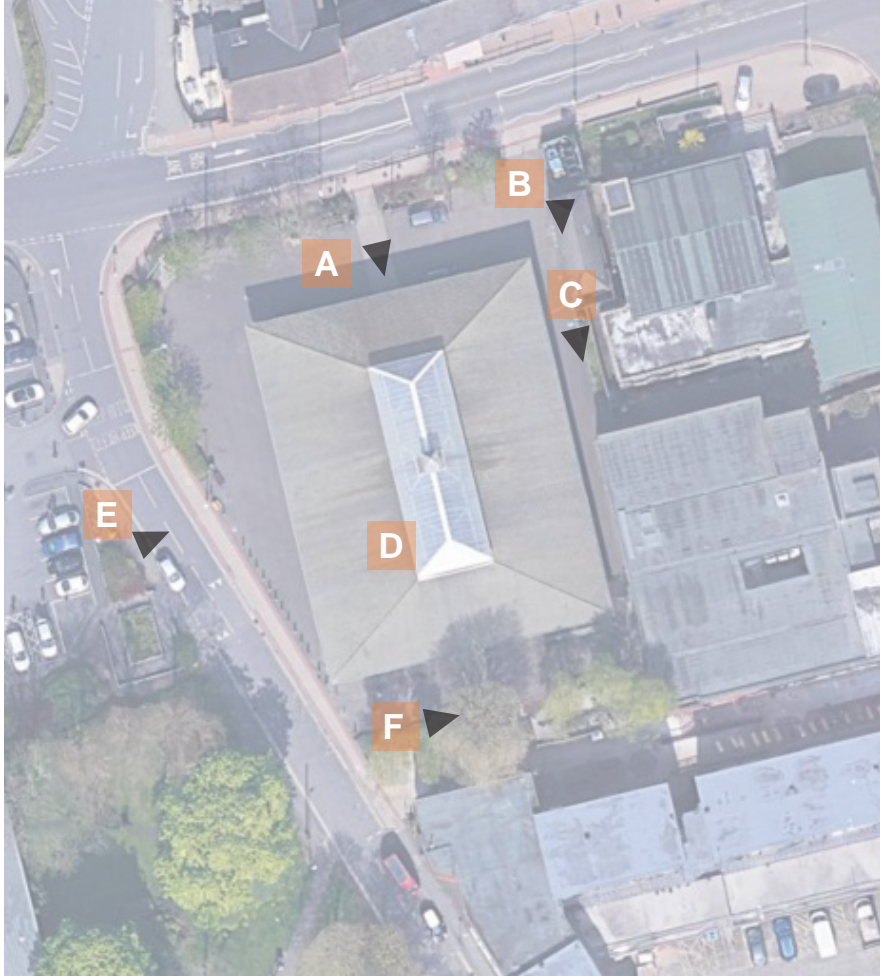
- Collaboration potential with adjacent church & theatre company & scout group (e.g. event venue, after hour use etc.)

Formulate programme of uses outside of 'traditional' market stalls to improve usage, and create an alternative destination for Bedworth.



Site Analysis

Existing building



Site Analysis

Existing building

Key Observations:

- Assuming good structural integrity, with potential for re-use.
- Internal & externally accessible market stalls.
- Easy disassembly process of existing stall walls.
- Independent structure could be kitted out internally in a variety of combinations for a variety of uses.
- Existing graphics to external wall panels are a positive addition but roller shutter doors (when closed) are unattractive.



Market Building Refurbishment Feasibility

Precedent Images

Potential uses



Addendum 2 - Cabinet - 10th January 2024

Key Usage Opportunities (in addition to facility as a market):

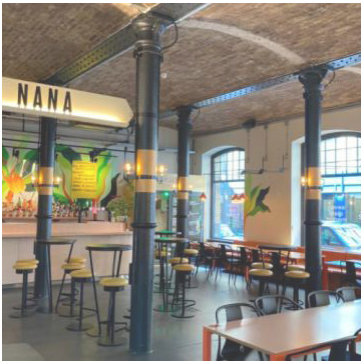
- Food Hall
- Outdoor Market
- Event Space
- Start-Up business space
- Pop-up event space: concerts, cinema nights, quiz night, charity fundraising etc
- Community use e.g. after hour use, community events & festivals etc.
- Social Hub

Precedent Images

Modern interior

Key Points:

- Flexible interior layout to accommodate various events & merchants throughout the year.
- Re-painting the existing structure and introducing a coherent design to stalls/ units.
- Consider vibrant colours and supergraphics/ illustrations perhaps on the underside of the roof as well as to external walls/ roller shutter doors.

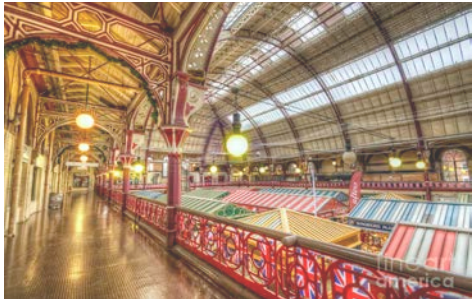


Precedent Images

Classic interior

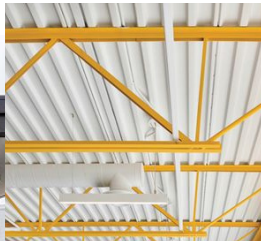
Key Points:

- Flexible interior layout to accommodate various events & merchants throughout the year.
- Re-painting the existing structure and introducing a coherent design to stalls/ units.
- Consider a more classic/ timeless colour scheme letting the stalls and activities take centre stage.



Precedent Images

Exterior



Key Points:

- Potential for enhancement in form of greenery and outdoor seating arrangements.
- Translucent & clear materials invites natural light & passerbys to enter the building.
- Making the building a focal point in its own - consider use of murals/ graphics to add vibrancy even when the building is closed down.
- Consider opportunities for permanent/ semi-permanent/ flexible outdoor seating areas to all sides.
- Consider aiding evening uses through integrated lighting.



Addendum 2 - Cabinet - 10th January 2024

Precedent Images

Connectivity



Key Points:

- Improved low-rise planting, to mitigate noise and visual impact & create a protective buffer
- Improved way-finding towards the market
- Improved crossing visibility (e.g. tactile paving towards the market etc.)
- Clear distinction between vehicle, cycle & pedestrian lanes
- Site would benefit from additional safe crossings to the west

Addendum 2 - Cabinet - 10th January 2024

Key Points considered during design development:

- Enhancing visibility throughout and opening up the external facade
- Sparking interest & excitement (catalyst for social & communal activities)
- Flexible spill out spaces enables the merchants to gain greater reach, and use the entire area of the market square
- Flexible partitions can be used to open or close up the space / units
- Increasing the number of units to accommodate anticipated demand, with flexibility for increased capacity of 'pp-up' stalls
- Considering options for increased food and drink provision
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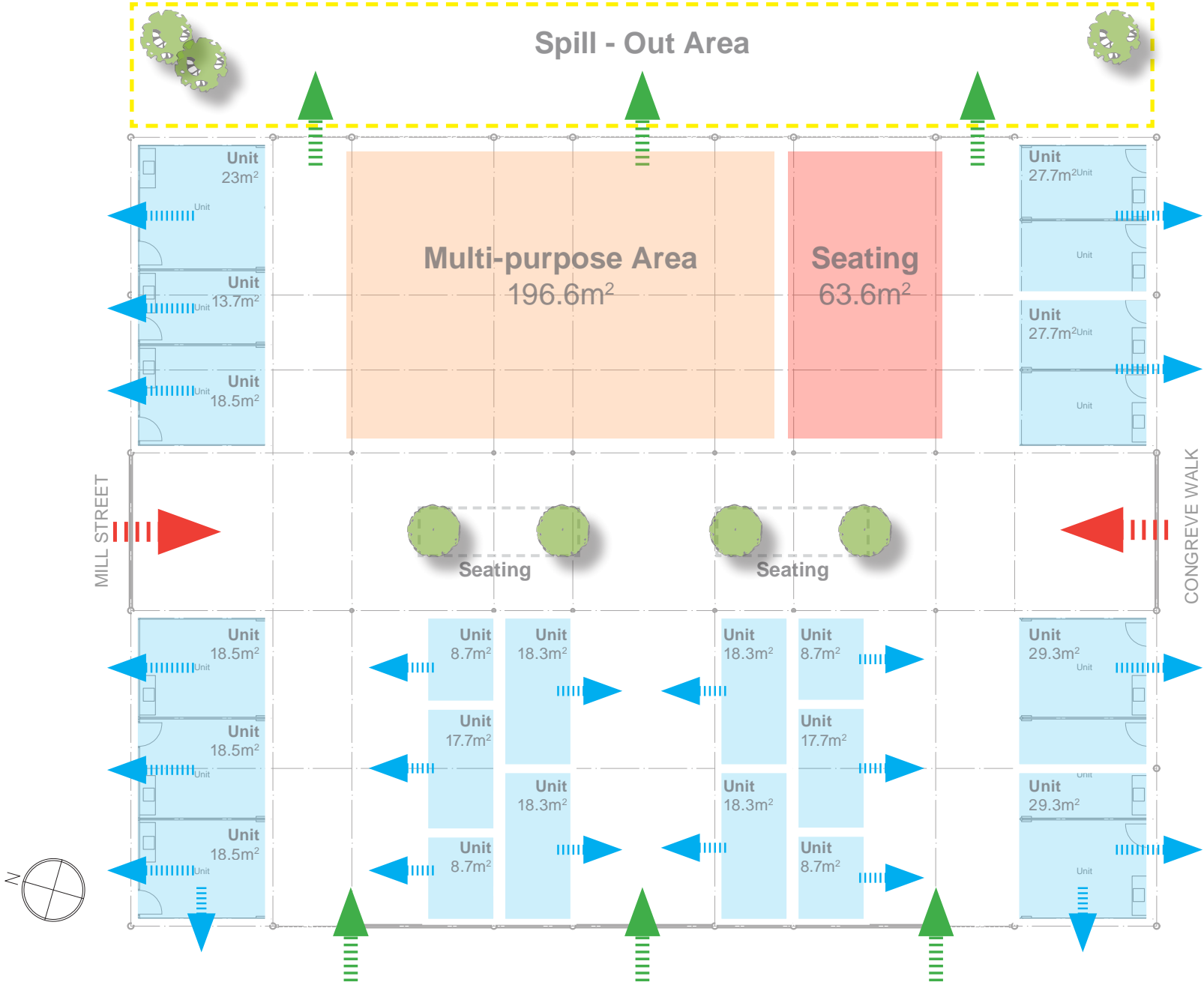
On the following pages we have illustrated a number of options for the internal configuration of the market to accommodate a number of alternative uses and activities.



Option 1

Internal facing

- 20 Units accessible from the inside
- Large multi-purpose area, adjacent to the spill-out and seating area in current service area to the east
- Additional seating areas located through the central circulation spine with planting and seating.



- Primary Access
- Secondary Access
- Unit Access

Option 2

External facing

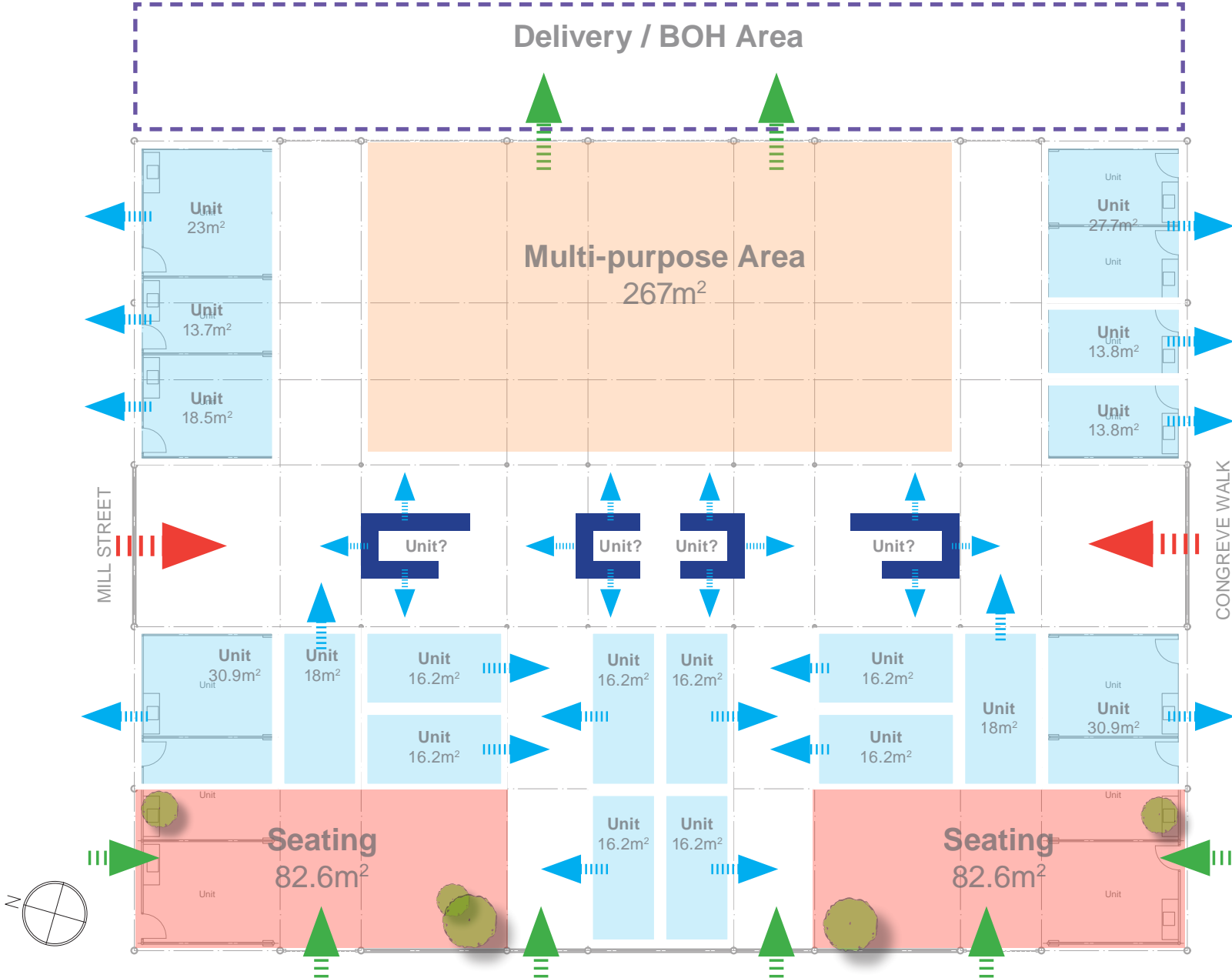
- 21 Units with varied access points
- Central entertainment & event point with surrounding seating space
- Access to spill out space in current service area to the east
- Units facing outwards can take advantage of public realm space for spill-out use/ activity including stalls and further seating
- Central primary circulation route with planting.



Option 3

Maximising open-plan space

- 18 units (+ 4 standing centre units)
- Delivery / Back of House (BOH) Area, adjacent to the multi-purpose area enables easy delivery of event equipment & goods (potential to add an additional roof for weather-cover)
- Large seating areas located on the west side of the building benefiting from natural lighting and access to Church Way.



- Primary Access
- Secondary Access
- Unit Access
- Delivery Access

Option 4

Smaller units

- 20 units (+4 standing units)
- Multi-purpose & seating area located adjacent to the spill-out area to the east.
- 3 medium sized pop-up areas located in the centre
- Open/ flexible stalls located along the primary circulation route with planting and seating.



Primary Access

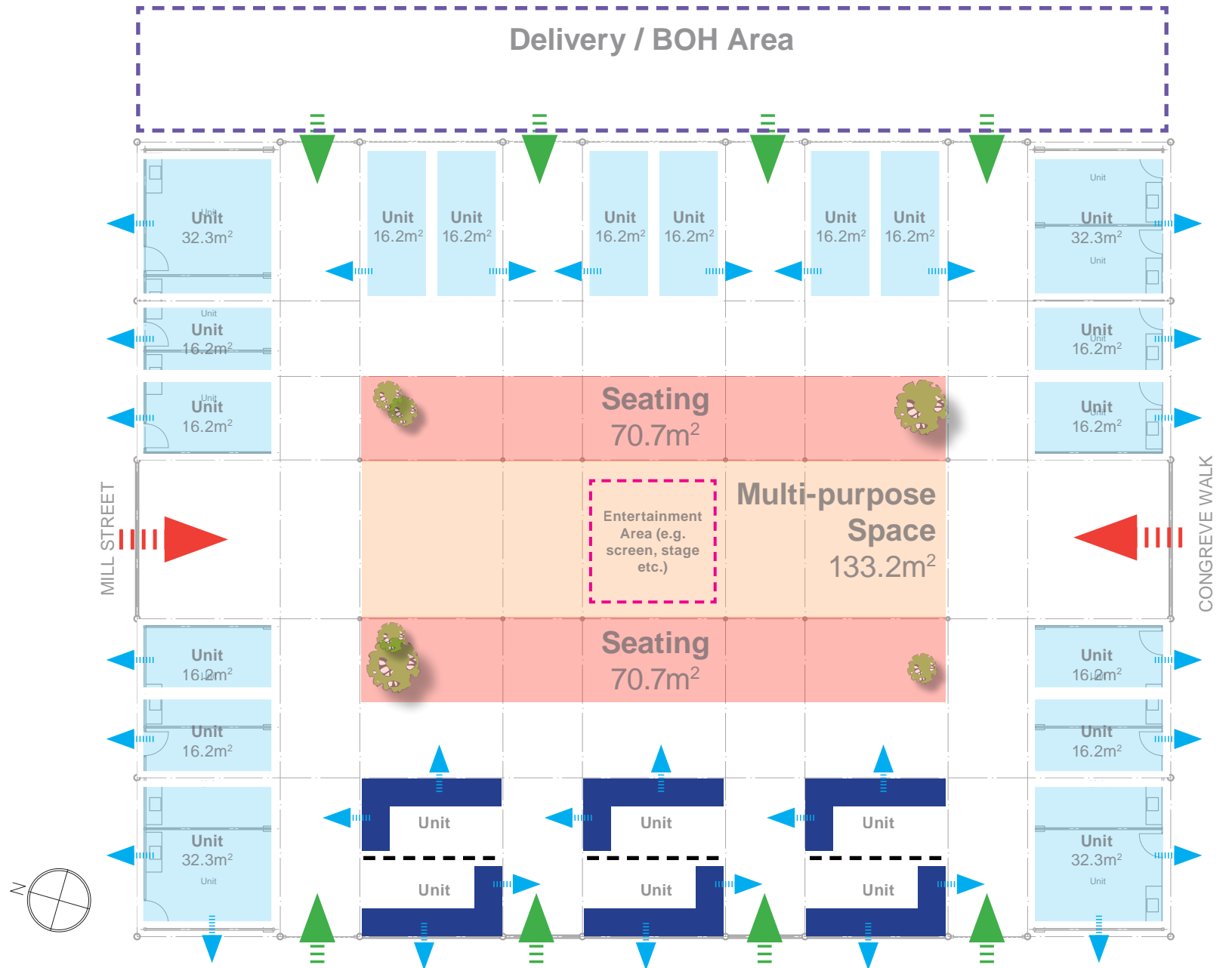
Secondary Access

Unit Access

Option 5

Central hub with stalls around the edges

- 18 Units with varied access points
- Central multi-purpose & seating area, easily accessible from all directions
- Open / flexible stalls located on the west side facing Church Way.
- Central primary circulation route with planting.



Primary Access

Secondary Access

Unit Access

2-4 All Saints Square Redevelopment Feasibility

We have looked at a series of redevelopment options for the 2 units at 2-4 All Saints Square. These investigate different opportunities for re-use and residential typologies as follows:

1. Apartments
2. Apartments with duplex units at ground/ first floor (street facing)
3. Townhouses
4. Retail ground floor with apartments above
5. Incubation Units
6. Flexible/ market space



Precedent Images

Flexible Spaces

Key Points:

- Covered spaces with dynamic roof forms and careful use of materials and lighting to create distinctive additions to cities and towns
- Provide flexible public spaces for retail/ markets, events or simply covered public realm
- Often with external, uncovered, space adjacent for expansion of uses/ facing into adjacent areas of public open space.

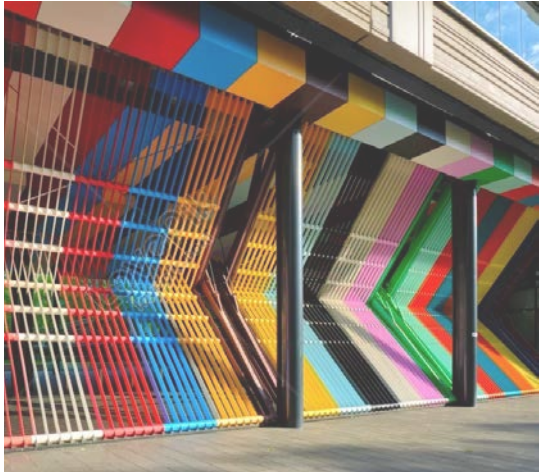


Precedent Images

Market Entrance Gates/ Shutters

Key Points:

- Attractive designs to create a positive addition to the streetscape when closed
- Consider materials, colours and alternative design solution to 'standard' roller shutters

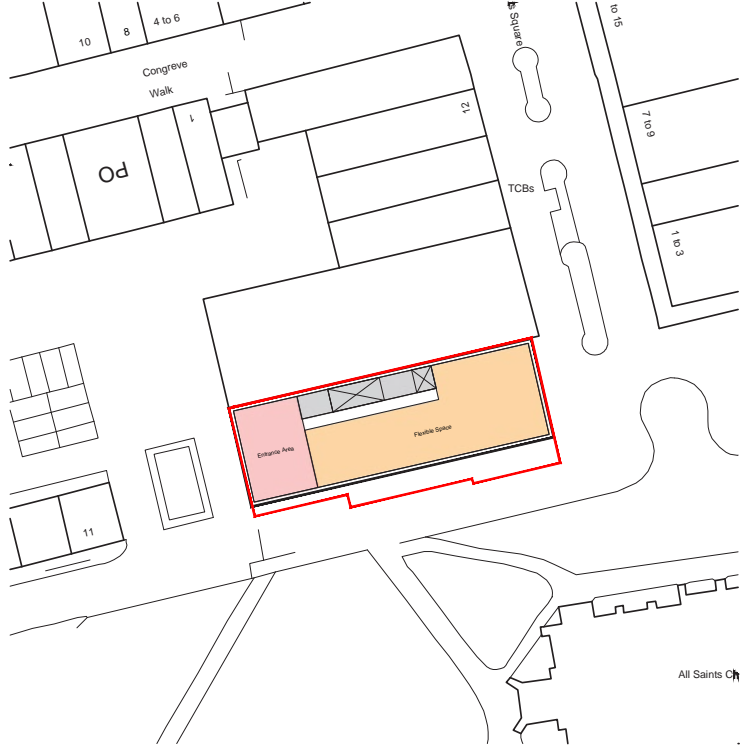


Option 4 - Flexible Space with apartments over

- Strong street frontage to both boundaries with active retail/ market frontage available.
- Apartments entrance located to the rear of the building, away from the high street
- Top storey set back with private roof terraces for 'penthouse' apartments.
- Articulated roof line responding to adjacent historic context.
- Bin/ bike store at the rear, accessed from the service area behind.
- Mix of homes as follows:
 - 5x 1-Bed/ 50sqm
 - 2x 2-Bed/ 70sqm
 - 4x 3-Bed/ 93 sqm



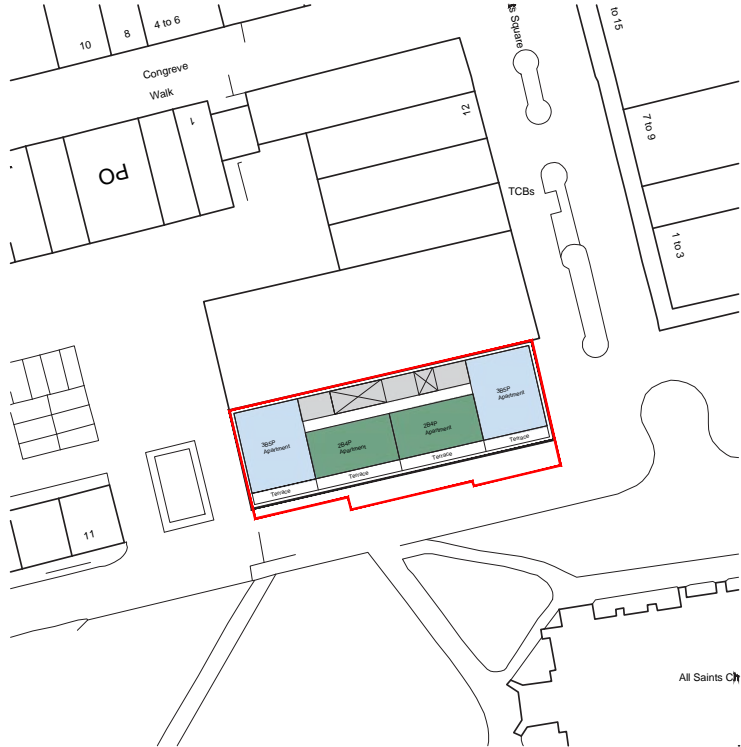
Option 4 - Flexible Space with apartments over



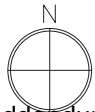
Ground floor



First floor



Second floor



Option 5 - Incubation Units

- Strong street frontage to both boundaries with active retail/ market frontage available.
- Articulated roof line responding to adjacent historic context.



Option 5 - Incubation Units

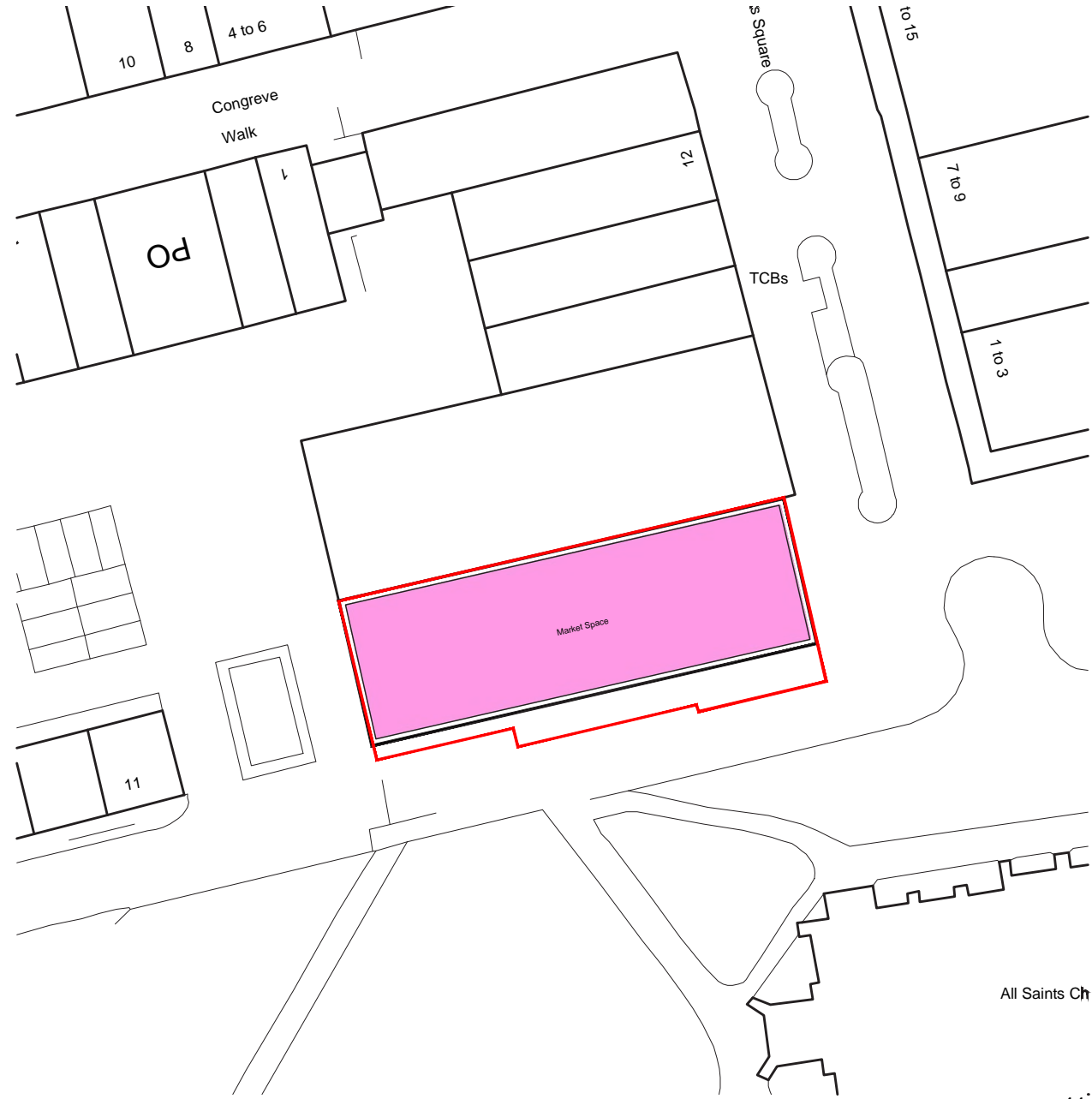


Option 6 - Market Space

- Strong street frontage to both boundaries with active retail/market frontage available.
- Articulated roof line responding to adjacent historic context.



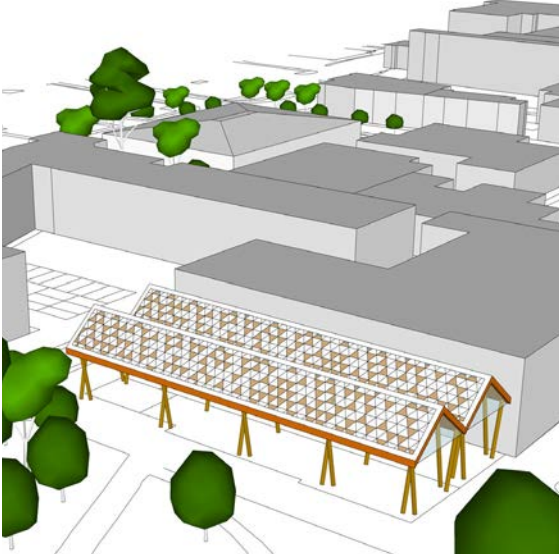
Option 6 - Market Space



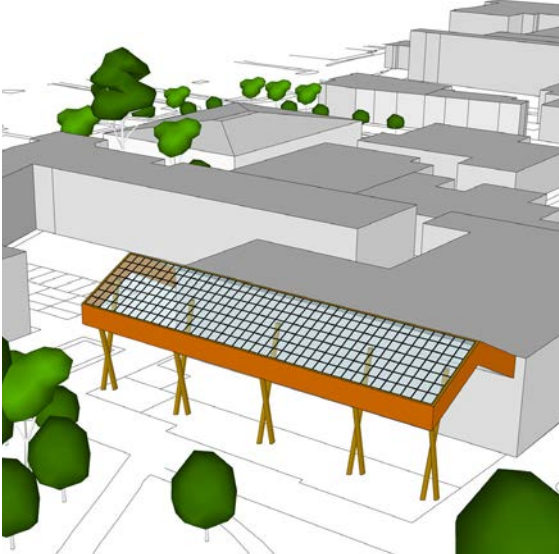
Market Space - Canopy Options



Option 1: Umbrella Canopies



Option 2: Long pitched roofs



Option 3: Single pitched roof



Option 4: Asymmetric roof profiles

Bedworth Market, Bedworth

BroadwayMalyan^{BM}