

POLICY, FINANCE & ADMINISTRATIVE AFFAIRS COMMITTEE

25 JANUARY 2012

REPORT OF THE HEAD OF COMMUNITIES & NEIGHBOURHOODS

MARKET PLACE ENHANCEMENT SCHEME

1.0 PURPOSE OF THE REPORT

- 1.1 To update members on the proposed essential highway repairs & maintenance scheme scheduled for Melton's Market Place by LCC Highways for January 2012.
- 1.2 To seek member support to develop the basic maintenance scheme to a more substantial enhancement scheme for Melton's historical Market Place.
- 1.3 To seek member approval for a financial contribution towards the scheme that is included within the Capital Programme.

2.0 RECOMMENDATIONS

- 2.1 **That the mandate and business case as attached at appendices A and B be approved and the scheme be included in the 2011/12 capital programme.**
- 2.2 **That a supplementary Estimate of £10,000 be approved from the corporate priorities reserve**

3.0 KEY ISSUES/BACKGROUND

- 3.1 Leicestershire County Council's Highways have identified that essential repairs and maintenance is required to Melton's Market Place as highlighted in Appendix C (Mike Sheldrake, LCC Highways).
- 3.2 LCC Highways, who are the responsible body have received an increasing number of complaints and claims regarding trip hazards on the Market Place due to sinking precast concrete slabs and the poor condition and appearance of the existing surface.
- 3.3 LCC Highways initial maintenance scheme is to resurface the Market Place with black tarmac and replace the damaged drainage channels. This would also include removing the existing bollards and railings and levelling off the surface where the railings are currently sited. £75K has been allocated from their budget to make these repairs.
- 3.4 After consultation from Highways with the MTCP, Town Estate and LCC it was agreed that the Market Place is the focal epicentre of the town centre and that this should be used this as an opportunity to greatly enhance the Market Place according to its history & heritage.
- 3.5 Many alternative surfaces have been reviewed to meet the following criteria:
 - Durable and able to withstand market days & events
 - Aesthetically pleasing
 - Reduce future slip hazards
 - Low maintenance
 - In keeping with the town's heritage

- 3.6 An assessment of alternative surfaces can be found in attached Appendix C
- 3.7 The Better Places Team at LCC have already contributed £17K to enhance the scheme.
- 3.8 The Melton Mowbray Town Estate have agreed to contribute £10K towards enhancing the scheme.
- 3.9 A Proposal Plan has been designed, attached in Appendix C, which suggests suitable surfaces for the Market Place which will not only keep in line with the conservation and heritage of the Town, but will also be durable, low maintenance and fit for purpose. The Proposed Mastertint surface will provide a slip free, yet attractive surface whilst using heritage York paving setts to compliment the whole scheme.

4.0 POLICY AND CORPORATE IMPLICATIONS

- 4.1 Melton Borough Council will not be responsible for any maintenance or repairs of the new surface proposed for the Market Place. All maintenance and repairs to the highway including the Market place will continue to be the responsibility of LCC Highways
- 4.2 Melton Borough Council will be responsible for the upkeep of the existing and any new street furniture within the scheme, which will consist of seating, lamp columns, visitor information point, heritage trail plaque and floral planters.
- 4.3 The scheme links into the following priority within the corporate plan:
 - Maximise the potential of Melton Mowbray Town centre

5.0 FINANCIAL AND OTHER RESOURCE IMPLICATIONS

- 5.1 Funding has already been agreed from partner organisations for the basic scheme and towards the proposed enhancement scheme as detailed below:

LCC Highways:	£65K (Basic Scheme – Black Tarmac)
LCC Highways:	£10K (Drainage Channels Removal)
LCC Better Places:	£17K (Enhancement Scheme)
Tony Lockley	£7K (Enhancement Scheme)
MM Town Estate	£10K (Enhancement Scheme)
MTCP	£1K (Enhancement Scheme)

- 5.2 A mandate and business case is attached for approval for inclusion in the capital programme for 2011/12 financial year. A supplementary estimate will be required to fund the scheme and it proposed this be from the Corporate Priorities Reserve.
- 5.3 Additional funding will be sought from PISCA Funding for the York Sets and potentially through Sainsbury's.
- 5.4 Proposed costs of the full scheme have yet to be supplied, but costings have been calculated as follows:
 1. Basic Repair & Maintenance Scheme:
To Black Tarmac the Market Place area, with no enhancements, plus replacement of the damaged drainage channels
Cost: £75K
 2. Enhancement Scheme One (Mastertint Only):

To use Mastertint as an alternative surface to Black tarmac for the repairs to the Market place and replacement of the damaged drainage channels

Cost: £92K

3. Enhancement Scheme Two (Mastertint plus York Stone & improved street furniture)

As above but using York Stone sets to replace existing variety of surfaces, improvement works to the Cross, new street furniture, relocation of electric box and re-siting of mounting block stone as per Appendix A – Proposal Plan.

Cost: £ 128K

6.0 LEGAL IMPLICATIONS

6.1 There are no legal implications as LCC Highways are responsible for all maintenance and repairs to Melton’s Market Place.

7.0 COMMUNITY SAFETY

7.1 The Melton Market Place will continue to be covered via the existing CCTV camera. The proposed enhancement scheme aims to reduce street clutter to enable the area to be more usable as an open space for events and activities, hence providing a safe and secure environment for the community.

8.0 EQUALITIES

8.1 An initial equality impact assessment implications has been completed and is attached in Appendix D.

9.0 RISKS

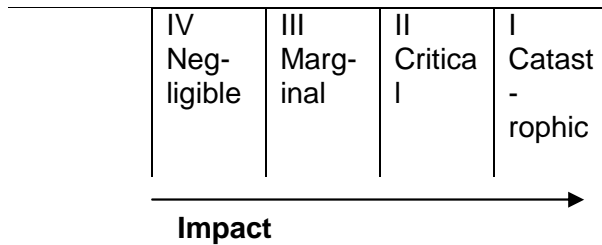
9.1 The risks are considered in the table below:

Probability



Very High A				
High B				
Significant C				
Low D		1		
Very Low E				
Almost Impossible F				

Risk No.	Description
1	The new surface requires repairs before its proposed 20 year expectancy life span



10.0 CONSULTATION

10.1 Consultation has been made with the following partners and organisations:

LCC Highways
 LCC Better Places
 LCC Landscaping & Architect
 Town Centre Champion, Cllr Pat Cumbers
 Town Centre Managers
 Melton Mowbray Town Estate
 Conservation Officer
 MBC, Management Team
 Melton Town Centre Partnership

11.0 WARDS AFFECTED

11.1 Specifically the Town Centre ward but affects all users of the Town centre.

12.0 CLIMATE CHANGE

12.1 There are no climate change implications relating to this report.

Contact Officer: Lisa Brown

Date: 16 January 2012

Appendices A Project Mandate
 B Business case
 C- Proposal Plan
 D Equality Impact assessment

Background Papers: None