

Agenda Item	11e
Report No	CIA/45/19

THE HIGHLAND COUNCIL

Committee: City of Inverness Area Committee

Date: 29 August 2019

Report Title: Victorian Market, Market Hall Redesign Invernesses

Report By: Director of Development and Infrastructure and Inverness City Area Manager

1. Purpose/Executive Summary

- 1.1 To seek approval to carry out a full redesign and refurbishment of the Market Hall and Former Fish Market.
- 1.2 The refurbishment will include the removal of existing units and re-installation including new mechanical and engineering elements.

2. Recommendations

- 2.1 The Committee is invited to agree that work is done to process to tender for the Refurbishment outlined in this report at a total estimated project cost of £1,500,000 and carry out further investigation into third party funding.

3. Implications

3.1 Resource

Funding is available from revenue balances within the Inverness Common Good Fund. The report on the Strategy for the Fund confirms that sums are available with reserves and that the estimated costs fall in line with expectations agreed by CIAC in 2014. Efforts will be made to secure Third Party Funding which will be reported back to CIAC when Tenders are received.

3.2 Legal

The Highland Council will continue to meet all its legal obligations under the terms of any contracts agreed.

3.3 Community (Equality, Poverty, Rural and Island)

Care is taken to ensure that the relevant projects give close attention to the need to provide facilities for as broad a range of the community as possible, including those who are disadvantaged. Also, wherever possible, projects incorporate consideration for the increasing number of people coming to live in our City who will not necessarily have

English as their first language. Principal benefit of the project is focussed on the residents of the former Burgh.

3.4 **Climate Change / Carbon Clever**

All contracts will be managed in a manner which meets the Highland Council's obligations in relation to climate change.

3.5 **Risk**

The Project will be managed through the Governance of the City of Inverness Area Committee and sponsored by the Inverness City Area Manager. Project Management will be provided by the Development and Infrastructure Service.

3.6 **Gaelic**

Policies regarding use of the Gaelic Language and Culture will be adhered to.

4. **Background**

4.1 The Common Good Fund owns the 'Victorian Market' and has a responsibility to maintain the structure in good and safe condition

4.2 Since the Victorian Market Action Plan was agreed by the City of Inverness Area Committee in 2017, a renewed focus on promotion and development of the businesses in the Market has led to the themes of the Action Plan being refined. The Victorian Market Manager has undertaken a thorough review of the priorities to provide a unified major outcome which will give the best chance for the Market to develop into the vibrant hub that all want to see. The redevelopment of the Market Hall and the Fish Hall has been agreed by the Victorian Market Stakeholders as the priority project. The Annual Report on the Victorian Market circulated within the Agenda gives more detail.

4.3 The project brief and scope of works is create a modern open market with the capability of being able to have later opening hours, this will involve the removal of all existing shop units, storage areas and toilets including existing services and flooring. The area will be redevelopment with new shop units and open seating area. New public toilets will be installed, new storage areas will be installed along with a new office facilities.

4.4 The design team was appointed in at the beginning of 2019 and work commenced to progress a feasibility study. Concept ideas were produced and discussion with the Victorian Market Manager and Inverness City Area Manager was undertaken.

4.5 A cost estimate was undertaken and it is anticipated that the cost will be in the Region of £1.50m including fees. It should be noted that this cost is an outline estimate and a more detailed estimate will be required after designs are developed.

4.6 If approval is given to proceed, the design team will develop the project to tender stage, thereafter a committee report will be brought back to a future committee for approval to proceed.

4.7 Consultation will continue with the Market Traders throughout out the design phase led by the Market Manager.

5. Expenditure Profile

5.1 The table below gives an expenditure profile for the Refurbishment of Victorian Market Entrance including fees:

Expenditure Profile	19/20	20/21	21/22	<u>Total</u>
Construction Works		1,255,875	19,125	1,275,000
Professional Fees	100,000	113,750	11,250	225,000
Total Cost				1,500,000

6. Project Management

6.1 The 'Client' will be represented by the Inverness City Area Manager. The Project will be managed by the Development and Infrastructure Service and there will be regular progress reports made to the City of Inverness Area Committee as appropriate with Members and other Stakeholders being involved as necessary.

7. Governance

7.1 The project is financed by Inverness Common Good Fund and as such under the governance regulations monthly reports will be issued to the Inverness City Area Manager who meets with the Project Manager on a monthly basis.

7.2 Contract Monitoring reports will be issued to the Inverness City Committee.

8. Third Party Funding

8.1 All reasonable steps will be taken to source third party funding and this will be reported back to this Committee at the next meeting set for 21st November

Designation: Inverness City Area Manager

Date: 14 August 2019

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