

# WEST NORTHAMPTONSHIRE COUNCIL CABINET

14<sup>TH</sup> SEPTEMBER 2021

Portfolio Holder for Economic Development, Town Centre Regeneration  
and Growth – Councillor Lizzy Bowen

Report Title	Extension of 78 Derngate Charles Rennie Mackintosh Museum – Northampton Towns Fund
Report Author	Deven Efde Regeneration Programmes Manager <a href="mailto:Deven.efde@westnorthants.gov.uk">Deven.efde@westnorthants.gov.uk</a>

## Contributors/Checkers/Approvers

Monitoring Officer	Catherine Whitehead	31/08/21
S151 Officer	Martin Henry	31/08/21
Other Director/SME	Stuart Timmiss	31/08/21
Communications Lead/Head of Communications	Craig Forsyth	31/08/21

## List of Appendices

- Appendix A – Northampton Town Investment Plan
- Appendix B – 78 Derngate Business Case
- Appendix C – 78 Derngate Appraisal Report
- Appendix D – Draft Grant Funding Agreement

## **1. Purpose of Report**

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- 1.1 This report requests approval of the business case for the Extension of 78 Derngate (Charles Rennie Mackintosh Museum) project to allow the funding to be drawn down from Northampton's Towns Fund grant allocation.

## **2. Executive Summary**

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- 2.1 The Towns Fund is part of the Government's plan for levelling up the UK economy. Towns across England will work with the Government to address growth constraints and to ensure there is a course of recovery from the impact of COVID-19. The overarching aims of the Towns Fund are to drive the sustainable economic regeneration of towns to deliver the long term economic and productivity growth.
- 2.2 In September 2019, Northampton was one of the 101 places invited to develop proposals for a Town Deal, as part of the £3.6 billion Towns Fund. In December 2020, led by the Northampton Forward Board, Northampton submitted a Town Investment Plan (TIP) to Government setting out ten project proposals to deliver long term sustainable economic growth in Northampton.
- 2.3 In March 2021, Northampton was offered a Town Deal of a value of £24.9 million with a set of draft heads of terms, which have subsequently been signed, and are subject to conditions that need to be met to access the funding.
- 2.4 For each Towns Fund project, an HM Treasury-compliant business case needs to be developed and go through a local assurance framework. This process was signed off in the 13 July Towns Fund cabinet report.
- 2.5 The Extension of 78 Derngate project is the first Towns Fund project to come forward. This Cabinet report seeks approval of the business case to draw down on £400,000 of funding to enable project delivery.
- 2.6 The Extension of 78 Derngate project will enable the extension of the Charles Rennie Mackintosh Museum and the conversion of part of the site to create a new functional garden.

## **3. Recommendations**

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- 3.1 It is recommended that Cabinet:
- a) Approves the business case for the Extension of 78 Derngate project, in order to draw down on £400,000 of Towns Funding.
  - b) Delegates authority to the Head of Major Projects and Regeneration to finalise the Grant Funding Agreement with 78 Derngate Trust.

## **4. Reason for Recommendations**

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- 4.1 The recommendation is being made so the regeneration of Northampton Town Centre can begin with the delivery of the TIP.

## 5. Report Background

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- 5.1 In September 2019, the Government announced the initial 101 places invited to develop Town Deal proposals as part of the £3.6 billion Towns Fund. The purpose of the Towns Fund is to drive the sustainable economic regeneration of towns to deliver long term economic and productivity growth. It focuses around the three streams of urban regeneration, land use planning and infrastructure, and skills and enterprise.
- 5.2 Northampton was included among these initial 101 places and in December 2020 Northampton's TIP was submitted to Government and subsequently succeeded in being awarded £25 million.
- 5.3 The submission was overseen by the Northampton Forward Board. Northampton Forward is an informal partnership with the primary role of coordinating and driving forwards integrated regeneration and growth within Northampton, including Northampton town centre. The board consists of West Northamptonshire Council (WNC), South East Midlands Local Enterprise Partnership (SEMLEP), The University of Northampton, Private Sector Representatives, Northamptonshire Police, Northamptonshire Chamber of Commerce, Royal and Derngate, Community Representatives, Northampton Town Centre Business Improvement District and other partner organizations as needed.
- 5.4 The projects submitted as part of the TIP have a total ask of £25 million. The final list of projects are as follows:
- Town Centre Public Realm
  - 41- 45 Abington Street
  - 35 -39 Abington Street
  - Marefair Heritage Gateway
  - Four Waterside
  - 24 Guildhall Road Art Centre
  - 78 Derngate Extension: The Charles Rennie Mackintosh Museum
  - Emporium Way
  - St Peters and the Old Black Lion
  - Skills and Social Enterprise Fund
- 5.5 The ten-year vision will strengthen Northampton's position at the centre of the Oxford-Cambridge Arc by providing modern spaces for creative businesses to capitalise on the town's manufacturing and entrepreneurial passion.
- 5.6 It will also:
- Build on the rich heritage and cultural offers to rejuvenate the town centre so it once again represents the aspirations of its residents

- Create high-quality housing, digital infrastructure and open spaces, enabling communities to grow and flourish to meet economic, health and wellbeing, and environmental challenge
- Improve access to skills and training while promoting first-rate higher and further education opportunities.

5.7 The funding for individual Towns Fund projects will be subject to a local assurance framework. This process was approved in the 13 July Towns Fund cabinet report. The process is detailed below:

### **Business Case Development**

Business cases should be developed to meet the assurance requirements of the accountable body and be HM Treasury compliant.

### **Independent Appraisal**

An organisation, separate from the council and the business case development process, will undertake an appraisal for each business case ahead of submission for approval. WNC has appointed Hatch Ltd to undertake these assessments.

### **Northampton Forward Oversight and Delivery Group**

This is a sub-group of the Northampton Forward Board and is made up of the following organisations:

- WNC
- SEMLEP
- University of Northampton
- Northampton Town Centre BID

The role of this group is to assess, provide challenge to and share best practice on the appraisal of the Towns Fund business cases, prior to their submission to the Northampton Forward Board for sign off.

### **Northampton Forward Board**

Northampton Forward is the Northampton Town Deal Board and has the primary role of coordinating and driving forward the integrated regeneration and growth within Northampton, including Northampton Town Centre.

As the Town Deal Board, it is responsible for signing of each stage of the TIP and Town Deal.

### **West Northamptonshire Cabinet**

West Northamptonshire Council is the accountable body for the Northampton Town Deal. Once all business cases have been developed and approved by the Northampton Forward Board, they will go to Cabinet for final sign off. Once Cabinet has approved the business cases, a project summary document will go to Government to draw down on the funds to start the delivery.

- 5.8 The extension of 78 Derngate is the first Towns Fund project to go through this process.
- 5.9 The business case was independently appraised by Hatch Ltd at the end of July 2021 and subsequently approved by the Northampton Forward Oversight and Delivery Group on 11 August. The Northampton Forward Board then approved the business case on 25 August 2021.
- 5.10 The extension of 78 Derngate project will enable an extension of the Charles Rennie Mackintosh Museum and the conversion of part of the site to create a new Learning Garden. This will provide for an improved visitor experience within Northampton and build on a brand that is well known as an iconic historic visitor attraction, as part of a growing Cultural Quarter which will increase footfall in the town encouraging economic growth. A new publicly accessible outdoor space was a priority from the public consultation undertaken as part of the TIP process.
- 5.11 The extension will allow a greater occupancy of the building following COVID-19, improving the sustainability of the museum, while also allowing it to diversify the activities that are offered from the site and allow for an expansion of the retail and restaurant and space for corporate hire. This will generate increased income and deliver outputs including increased commercial floorspace, the creation of new direct jobs, additional volunteer roles in the community and assist businesses, as well as provide a Learning Garden for further educational purposes, widen the visitor demographic and provide improved independent disabled access to the visitor centre.
- 5.12 In 2018, Northampton Borough Council provided £200,000 of match funding to the museum (to match the funds that the Trust had received through their own fundraising), recognizing the important role that it plays in the cultural quarter of the town centre. The money was given to aid in the museum's development for the project to be able to get to this stage and has been used to fund the design and feasibility, planning permission and the tender process with remaining monies put towards the capital works.
- 5.13 The business case (appendix B) is split into five sections, these are summarised below.

## **Strategic Case**

### **Introduction**

This strategic case sets out the rationale for the proposed investment in 78 Derngate, to make the case for change and to demonstrate how it provides strategic fit.

The £400,00 Towns Fund investment into 78 Derngate, will provide:

- Increased commercial floor space, exhibition space and improved retail area.
- A new extended 'Learning Garden'.

- New flexible use spaces for corporate hire and weddings.
- Greater storage areas and better archive space
- Improved independent disabled access
- The release of new visitor areas in 78 Derngate and replace areas in need of urgent repair.
- A larger reception for managing groups
- A new tearoom which will increase the capacity of the restaurant.

The increase in facilities and size will mean that 78 Derngate can diversify its offer by being more attractive to larger groups, attracting and accommodating greater visitor numbers which in turn will generate an increased income. It becomes a much more viable venue for corporate events enhancing the attractiveness of the town for employers, and as a possible venue for smaller wedding groups. The 78 Derngate Trust (the Trust) already provides educational visits for schools and higher education, but again capacity is an issue. The larger space will afford more flexibility and allow for more students to visit.

The Trust has been recognised by the Arts Council England to be eligible for accredited museum status. The facilities provided by the project will better enable the Trust to achieve accreditation.

### **Case for Change**

Since 78 Derngate was first restored and opened to the public, the Trust has made a small operating profit without recourse to public revenue funding. However, this profit does not cover the cost of depreciation and renewal. The Trust bases its budget on attracting 7,500 paying visitors a year but generally manages about 8,000 with 9,000 in a good year prior to COVID-19. This does not include people who use the free facilities or come only to use The Dining Room. During 2017 a crack started to appear in one of the panes of an existing glass wall at the rear of 82 Derngate due to the materials expanding at different rates when heated by the sun. The cost of replacing the damaged pane was estimated to be £30,000. Since then, a second pane has similarly cracked, and the cracks are spreading.

Because the principal attraction, and the reason for the museum's existence, is a small terraced Georgian house, it is only possible to have groups of up to eight on guided tours with six given a superior experience for visitors. This is, and always will be, a major constraint on visitor numbers. Larger groups could be accommodated if there was more space to and entertain the residual numbers as each sub-group is given a tour.

Meanwhile, the Trust would like to widen the visitor demographic to make an attraction welcoming to all and has applied to the National Lottery Heritage Fund to fund a project to do this principally by working with schools, supplementary schools, and youth groups. However,

this will still be constrained by space as mentioned above. In addition, independent disabled access will be achieved with this project.

### **Vision and Objectives**

The Trust exists to preserve, and make available to the public, the heritage that is 78 Derngate, a Georgian terraced house remodeled and with interior design by Charles Rennie Mackintosh. It further, celebrates the contribution of Mackintosh's client Wenman Joseph Bassett-Lowke to industrial design and modernism and seeks to use the story of these two men's achievements to encourage future generations of designers.

The vision of this project in smart objectives is as follows:

- To provide flexible additional space that will provide the Trust with the opportunity to increase its range of activities and increase its income and thus widening participation, increasing audiences, and securing a sustainable future by June 2022
- To create an enlarged garden, open to the public, that reflects the work of Charles Rennie Mackintosh and incorporates the work of young local designers by spring 2023.

### **Economic Case**

The purpose of the economic dimension of the business case is to identify the proposal that delivers best public value to society, including wider social and environmental effects.

The economic case reveals a positive benefit cost ratio (BCR) of 2.6, which is based on benefits which are broadly conservative and with the Trust optimistic that the funds will deliver more benefits.

### **The Preferred Option – Redevelopment of 78 Derngate**

This option focuses on addressing the opportunities that will enhance 78 Derngate's ability to attract a greater number of visitors and play an important educational role. This option will improve the commercial standing and increase the building's contribution to Northampton town centre.

Specific improvements:

- Increased commercial floor space
- New visitor areas
- Increased exhibition space
- Improved retail area
- A new tearoom which will increase the capacity of the restaurant
- A new extended Learning Garden will be added to enhance learning facilities
- A new flexible use space for corporate hire and weddings
- Independent disabled access

- Renovate areas in need of urgent repair.

Delivery of the project will generate benefits of £1,191,050 in additional GVA, and support 24 jobs within 78 Derngate over a ten-year period from as set in detail in appendix B.

### *Sales*

The preferred option will assist the Trust in generating additional income to secure 78 Derngate for the longer term. Income forecasts have been developed by using previous years performance. Further work has been done to consult with other local heritage attractions such as Delapre Abbey to understand the potential for conferencing, events and weddings. This has enabled the Trust to build a pragmatic and conservative income generation profile. The Trust is confident that once the project has been delivered, a total income of £54,000 per annum will be achieved.

The sales benefits have been calculated on two elements, these being:

- Museum and Dining Room sales
- Commercial sales in relation to letting space

Through the modelling a ten-year GVA increase has been forecast at £551,000.

### **Education**

The additional space and the Learning Garden present opportunities to provide educational activities. This will generate £286,855 in GVA benefits over the ten-year period. The benefits appraisal also includes a total of 91 businesses being supported by the Trust. This support will be provided to other cultural sector operations. Calculations have been based on a conservative £1875 per business using a benchmark from <https://www.experian.co.uk/blogs/latest-thinking/small-business>.

The analysis of costs has identified that the project will deliver a Net Present Social Value of £1,056,718 over a ten-year period.

### **Financial Case**

The financial case assesses the affordability of the investment, identifying cost, revenue, and funding sources, with the level of detail should be proportionate to the size of the project.

## Funding Sources

Type	Source	Total Amount
Public sector	Towns Fund	£400,000
Public sector	Northampton Borough Council	£200,000
Private sector	Charitable trusts	£80,000
Fund raising	Internal resources	£195,000
Bounce Back Loan	Lloyds Bank	£43,000

## Sensitivity Assessment

If visitor figures were to drop by 1000 per annum (14% fall), this would still enable the operation to continue adapt within a year. Prior to COVID-19 typical visitor numbers averaged between 8500 and 9500 paying visitors. This could increase net profit per annum by £12k to £20k. Should the growth ambitions of 78 Derngate be realized and visitor numbers increase by 10% this would produce additional revenue of around £8k to £16k.

## Risks

The project's major financial risk is related to the health of the general economy with COVID-19. Although visitor demand for 78 Derngate tends to remain consistent regardless of the price for admission, it is more sensitive to downturns in growth which were experienced in 2007/8 at the time of the banking crisis. There is always the risk of the enterprise failing completely, which is always factored into any plans so as to ensure the survival of the house even if it were not to operate from the visitor centre. Therefore, any changes to 82 Derngate would ensure its commercial viability as a building.

A construction programme of nine to 12 months means that the museum may need to close to visitors, affecting income. The project will be fast tracked for funding and delivery and can be phased to enable the disruption and impact to be kept to a minimum.

The current risk of price rises and supply of materials in the construction industry and any impact of programme delays will be managed by a single contractor tender with a JCT Standard Building Contract and associated over run penalties.

The council does not have a direct financial link with the Trust and the success or otherwise of this investment will not ultimately impact on the council finances unless they specifically make a decision to fund the Trust. Therefore, the risk profile for the council is minimal.

## Commercial Case

The commercial case covers the commercial feasibility, contractual issues and high-level approach and the procurement strategy and key risks, including risk transfer strategy and mitigation plans and any constraints. This section sets out how it is intended to procure an

extension to the present visitor centre, extend the garden to the rear of the property and how these will enhance the viability, sustainability and profitability of 78 Derngate for the future.

### **Commercial Deliverability**

Roughly a third of turnover is generated from a selling area of 12 m<sup>2</sup>. The atrium extension with triple the floorspace for retail, increase the gallery size and force visitors to walk through the retail area, increasing retail sales and income.

The retail space will not be exclusively for this purpose but designed with mobile retail stands to allow for flexibility as will the gallery space at the first-floor level. The terrace will also increase in size significantly allowing for more people to enjoy outdoor dining should the weather permit, private events and weddings and corporate hire. At basement level the space will enable the relocation of existing stock and provide for addition storage. All this will enable greater sales and more flexible use of space for the hire of the facility, which from previous recorded interest and a two-year waiting list for gallery space is known to be in demand, maximising opportunity for increased income. With new units for craft makers coming on stream such as the Vulcan Works space in Northampton, 78 Derngate can be offered as an outlet for their products, directly assisting businesses in the town. In addition, discussions have been held with registrars about demand for unusual wedding venues. These discussions to assess demand and suitability continue.

### **Procurement Strategy**

The architect, as leader of the design team, was appointed through competition. All other members of the design team have been appointed through recommendation and subject to a satisfactory fee agreement. In most cases more than one practice has been asked to quote for the work.

There is one known risk that is being addressed. The design has been based on Pilkington's Planar structural glass. The Trust is attempting to get prices for alternatives from Germany, Italy and Switzerland. It has also asked a UK based structural glass supplier that gets glass from a range of manufacturers for a price and lead times for glass to satisfy the project's requirements. Any information gleaned from this process will be shared with the successful tenderer.

### **Subsidy Control**

An independent legal opinion has been provided with respects to subsidy control.

Given that the £400,000 can properly be divided up between the various aspects of the project, such that the support towards the museum works are separated from "commercial" areas, we believe that the support is lawfully within the subsidy control regime.

### **Management Case**

The management case assesses the deliverability of the investment, identifying timescales and project responsibilities, building on the delivery plan outlined in the TIP for the 78 Derngate scheme and proportionate to the size of the project. It also identifies the key stakeholders and include a strategy and plan laying out a programme of stakeholder engagement activities that will help deliver the project.

### **Organisation and Governance**

The project management of the extension will be undertaken by the 78 Derngate Trust and their appointed consultant team. The team have a demonstrable track record of delivering capital projects of a similar value.

The project team is made up of trustees, architects, quantity surveyors, structural engineers, mechanical and electrical engineers and construction contractors.

West Northamptonshire Council will oversee the delivery of all Towns Fund projects and manage the programme of activity.

WNC's projects team has a strong and demonstrable track record in delivering major, transformational projects. The council has put in place the arrangements for successful delivery of the interventions, including: a robust governance structure, risk and change management plan, and a system for monitoring and evaluating post-delivery benefits.

The Northampton Forward Board acts as the programme delivery board and the Town Deal board for West Northants.

The council will have a dedicated internal team to oversee and monitor the project, this will include:

- Project Sponsor
- Client Project Manager
- Programme Manager

### **Monitoring and Oversight**

WNC is the accountable body for the project. As the accountable body WNC will be responsible for discharging all obligations with The Ministry for Housing, Communities and Local Government (MHCLG). WNC will be responsible for overseeing the financial management and accountability monitoring of the project.

Regular monitoring will be undertaken, and the project team will comply with all requests from the council for information regarding the progress of the project. This will include a project monitoring form which is required quarterly. The monitoring form will record information on

expenditure and the progress being made towards delivery of the outputs as well as risk management and communication plans.

A full evaluation of the project will be carried out once completed to inform lessons learned as well as presenting the output information to Government.

Representatives from the council and Government will have the right to inspect the project and all information.

As part of the Towns Fund contribution, a grant funding agreement will be issued to the Trust from the council. This will set out the terms and conditions of the grant funding, including monitoring and oversight, review and payment milestones. Quarterly project updates will also be required which will be reviewed by the council's Capital and Assets Board and the Northampton Forward Board, performance of the project will be monitored against the milestones set out in the grant funding agreement. The grant funding agreement can be found in appendix D.

- 5.14 The business case has been independently appraised to assess its viability and value for money. The overall rating of the business case is green and has been recommended to proceed, the comments from the assessor are detailed below.

#### **Strategic Case**

The strategic case for the project is clearly articulated and presents strong rationale for investment in the context of the wider towns fund programme.

#### **Economic Case**

This case provides confidence that the scheme will deliver value for money.

#### **Financial Case**

The complete funding package is in place and written confirmation has been provided. Assumptions underpinning any cost estimates have been clearly articulated. The project looks to provide ongoing financial sustainability and sensitivity testing has been undertaken linked to project risks.

#### **Commercial Case**

Procurement arrangements for consultants are appropriate. The only major risk is securing the specialised glass for the windows. Mitigation measures using other contractors are already in place. Costs should fall on to the contractors. Legal advice has been taken and the project falls within subsidy control guidelines.

#### **Management Case**

Clear governance and management procedures are in place and have been set out. Key participants, roles, accountability, and responsibilities are in place. Project timeline milestones have been added and are realistic. Clear methodology in place for the realisation of benefits and how they will be monetised have been included.

- 5.14 The grant payment to the 78 Derngate Trust will be formalised through a grant funding agreement. The grant will be paid in several instalments subject to satisfactory progress being made in meeting the agreed milestones and outputs. A draft agreement is included in the appendix with a funding and milestone schedule. The grant funding agreement will be finalised and signed off following approval of this report.

## **6. Issues and Choices**

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- 6.1 To approve the drawdown of the funding for the project as described in this report.
- 6.2 To not approve the funding for this project will mean that the project will not be able to take place as the project is reliant on the Towns Fund. This would mean that the funding allocated by Government will be lost and not be used for the regeneration of Northampton town centre.

## **7. Implications (including financial implications)**

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### **7.1 Resources and Financial**

- 7.2 WNC is the accountable body for the Towns Fund grant and will be passporting £400,000 to the Trust from the Towns Fund. The funds will be governed by a grant funding agreement between WNC and the Trust and will be paid on the completions of milestones laid out in the agreement.
- 7.3 The £200,000 match funding requirement from WNC identified above relates to historical spend by Northampton Borough Council. WNC will not be required to make a financial contribution to this project and any risk associated with delivery and achievement of milestones lies with the Trust.
- 7.4 WNC's responsibility is the administration and monitoring of the grant funding. As such there are no finance implications arising from this proposal.
- 7.5 Government have informed the Council that they will be forward funding 5% of total allocations to local authorities to allow for spend to start sooner on projects. This 5% is expected to be with the Council in early September. Due to the short programme of this project, it is expected that the £400,00 allocation will come out of the forward funding lot.

### **7.6 Legal**

- 7.6.1 As detailed in the Cabinet report entitled "Northampton Towns Fund" dated 13 July 2021, Cabinet are required, on being satisfied that all of the assurance processes identified in that report have been complied with by the Council (i.e. analysis of quality data and best practice, assessment of Value for Money and pre approval of Business Case by identified bodies), to approve the business case in order to release funds allocated to support the project.

#### 7.6.2

It is noted at paragraph 3.1-(b) above, that the council will need to enter into a grant funding agreement, the provisions of which are unknown at present. It is to be recommended that on receipt of the grant funding agreement legal advice and support should be obtained.

## 7.7 Risk

7.7.1 If the Towns Fund projects are not delivered, there will be significant financial, reputational and political risks for both the council and 78 Derngate Trust.

- Financial risks: if the projects are not delivered within time and deadlines are not met, the council risks losing external funding and faces increased costs within projects through not being able to undertake appropriate due diligence.
- Reputational risks: if the programme of work is not delivered timely, then it weakens the council's position to leverage funding from Government. And other external funders in the future. There would also be a reputational hit with the public with many of these schemes already heavily promoted.
- Political risks: as a new authority, the council are under increased scrutiny from Government and the public and if the projects are not delivered efficiently or efficiently then this can seriously harm the council's perception to these audiences.

7.8 Each project will have a project board established, with a wide range of representatives from the council. A project specific risk register will be developed and regularly monitored by the project board.

## 7.9 Consultation

The development of the TIP was guided by community and stakeholder consultation. The TIP builds on the initial consultation work undertaken to inform the development of the Town Centre Masterplan which seeks to address many of the challenges outlined in the TIP. The consultation exercise for the masterplan informed the early development of the project longlist.

## 6.6 Online Consultation

Online consultations on the potential TIP proposals were held in September 2020 to determine the community's priorities for investment, gain feedback and opinions on a range of proposed investment areas and determine the challenges/opportunities for the town.

6.7 Approximately 434 individuals replied to the questionnaire creating a total of 1,495 pieces of project level feedback. The responses were evenly split between males and females. 18% of respondents were aged under 35 and 15% were over 65.

6.8 Overall, the majority of responses were positive about how beneficial the projects would be to improve the town centre. The main challenges highlighted were a lack of quality goods offered in the town centre, poor appearance of the town centre and competition with other areas. The main opportunities were bringing disused buildings/public space back into use and improving the public realm. The initial survey was followed by more detailed questioning of a web community across three days.

- 6.9 This builds on more than two years of consultation completed on the ground and through all media channels. The online consultation completed for the Town Centre Masterplan in 2019 informed the development of the longlist of projects developed for this TIP.
- 6.10 Key local priorities identified at that stage include the restoration and upkeep of historic buildings, improving the quality of retail, the quality of public realm and greenspace in enhancing the town centre, pedestrianization In the town centre, and the potential to accommodate new homes.
- 6.11 **Consultation Workshops**  
A series of consultation workshops were completed in October 2020 focusing on urban regeneration; deprivation and inequality; and business, enterprise and skills. Approximately 150 stakeholders were approached to take part in the workshops. Workshops were attended by key stakeholders in Northampton including local businesses, social enterprises (Northampton Social Enterprise Town), community safety teams, Digital Northampton, NN Contemporary Arts and University of Northampton.
- 6.12 Engagement with private sector bodies aided understanding of growth barriers and helped to ensure the plan remains responsive in uncertain times. Engagement with public sector and community organisations highlighted how social enterprises can be incorporated into projects.
- 6.13 The consultations produced a number of themes for the TIP including re-energising cultural and historic assets, diversifying the housing offer to match the needs of the community, make the town centre feel safer and upgrade/improve management of key public spaces.
- 6.14 The TIP consultation findings can be found in the appendices.
- 6.15 A stakeholder engagement plan has been developed to accompany Northampton's TIP. This document sets out our commitment to develop ongoing relationships with key stakeholders to ensure implementation of the TIP remains responsive to the overarching needs of the town.
- 7.10 **Consideration by Overview and Scrutiny**
- 7.10.1 N/A
- 7.11 **Climate Impact**
- 6.14.1 The council will undertake environmental impact assessments in line with the Towns Fund guidance and the stage two business cases will look at the climate and environmental impact as part of their development.

## **7.12 Community Impact**

6.14.2 The council will undertake programme-wide level impact assessments, relevant project-level impact assessment and equality and impact assessments when required.

6.14.3 Significant consultation with the public has taken place, with many of these projects delivering assets which will benefit the community

## **7.13 Communications**

7.13.1 A publicity agreement with the 78 Derngate Trust will be required to ensure WNC's involvement and contribution is reasonably reflected in any output

## **8. Background Papers**

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8.1 Towns Fund Cabinet Report – Tuesday 13<sup>th</sup> July 2021.